PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
January 7, 2026

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/82086188552

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from December 3, 2025

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. WORK SESSION

6.A. **Fences in Historic Residential Zoning Districts** – The Historic Preservation Board Will Conduct a Work Session for Proposed Amendments to the Land Management Code for Regulations for Fences in Historic Residential Zoning Districts. PL-25-06769 (30 mins.)

6.B. **General Plan Implementation** – The Historic Preservation Board Will Review Strategies and Actions for Implementation of the 2025 General Plan Historic Preservation Focus Area and Forward a Recommendation to City Council for Prioritization for 2026. (30 mins.)

7. REGULAR AGENDA

7.A. **2026 Historic Preservation Award** – The Historic Preservation Board Will Review Proposed Nominations for the 2026 Cindy Matsumoto Historic Preservation Award and Select Award Recipients. GI-25-00584 (30 mins.)
(A) Public Hearing; (B) Possible Action

7.B. **Thaynes Hoist House Mine Site – Historic District Grant** – The Applicant Requests a $24,950 Grant to Repair the Historic Mine Hoist House, Garage Door Facade, Shaft Tower and Watchmen Shed of the Significant Historic Site. PL-25-06705 (15 mins.)
(A) Public Hearing; (B) Action

7.C. **200 King Road – Appeal of Historic District Design Review Pre-Application Waiver Letter** – The Appellant Appeals the Planning Director Approval to Install Two 15-Foot-Tall Poles Within the Platted Building Area Limits of 200 King Road, Lot 1 of the Treasure Hill Subdivision Phase 1 Plat in the Historic Residential-1 Master Planned Development Zoning District. PL-25-06730 (30 mins.)
(A) Action

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.gov at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF DECEMBER 3, 2025

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens - Chair, Randy Scott, Lola Beatlebrox, Katie Noble, Dalton Gackle (arrived at 5:15 p.m.)

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Assistant City Attorney, Luke Henry; Project Planning Manager, Elissa Martin; Meredith Covey, Planner II; Troy Dayley, Public Works Director; John Robertson, City Engineer; Mark Harrington, Senior City Attorney; Jacob Klopfenstein, Planner II

1. CALL TO ORDER

Chair Douglas Stephens called the meeting to order at approximately 5:00 p.m.

2. ROLL CALL

A roll call was conducted. Board Member Dalton Gackle, Board Member Puggy Holmgren, and Board Member John Hutchings were absent. All other Board Members were present.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from November 17, 2025.

Board Member Scott reported that he was not present at the last meeting. As a result, he would abstain from the vote on the Meeting Minutes from November 17, 2025.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Preservation Board Meeting Minutes from November 17, 2025. Board Member Noble seconded the motion.

VOTE: The motion passed unanimously with one abstention. Board Member Scott abstained from the vote.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff or Board communications and disclosures.

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5. PUBLIC COMMUNICATIONS

There were no public communications.

6. WORK SESSION

A. Open and Public Meetings Act Training.

Assistant City Attorney, Luke Henry, conducted Open and Public Meetings Act training with the Historic Preservation Board. Under State Law, there is a requirement for a public body to complete Open and Public Meetings Act training once a year. He shared a training video with the Board. It explained that the Open and Public Meetings Act is the State Law that ensures government actions and deliberations are openly conducted. An open and public meeting is when a public body quorum meets to discuss or act on government business. This includes meetings sometimes referred to as workshops, executive sessions, regular meetings, public hearings, electronic meetings, and emergency meetings. Open and public meetings do not include chance or social meetings. A public hearing is a type of open and public meeting where citizens have a reasonable opportunity to speak. Public hearings happen when a government adopts a budget, imposes or increases taxes or fees, or transfers money from an enterprise fund. These meetings have extra notice requirements.

An electronic meeting is a type of open and public meeting that is convened electronically. The governing body must adopt a resolution, rule, or ordinance allowing and governing electronic meetings. An emergency meeting may be held to discuss an urgent matter due to unforeseen circumstances. In order to hold the meeting, the best notice feasible must be provided. It needs to include the time, location, and topics to be considered, and an attempt must be made to contact all governing body members. A meeting may be closed to discuss:

- The character, competence or health of an individual;
- Collective bargaining;
- Litigation;
- Certain real property transactions;
- Security personnel, devices, or systems deployment;
- Investigations of criminal misconduct; and
- Private or protected information per the Utah Procurement Code.

A closed meeting may be held only if a quorum is present and the meeting was properly noticed. Two-thirds of the governing body present at the meeting need to vote “Yes” to close a meeting. During a closed meeting, there are certain things a governing body cannot do, such as approve an ordinance, resolution, rule, regulation, contract, or appointment. It is not possible to vote unless it is a vote on a motion to end the closed portion of a meeting.

When a governing body closes a meeting, the following must be publicly announced and entered into the Meeting Minutes of the open meeting: the reason for holding the closed meeting, the location where the closed meeting will be held, and the vote of each member.

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Regular open and public meetings require 24 hours' notice. The public notice includes the meeting agenda, date, time, and place. Public meeting agendas need to include reasonably specified topics to be considered, with each topic listed under a separate item on the meeting agenda. The governing body may not consider a topic in an open meeting that was not on the agenda. If a new topic, not on the agenda, is raised by the public during an open meeting, the governing body may discuss the topic. However, final action may not be taken on the new topic during that meeting. Entities holding regular meetings scheduled in advance over the course of the year need to provide annual notice of the meeting schedule for the year. The notice must include the date, time, and place for each meeting. Information about noticing was shared. Typically, posting on the Utah Public Notice website is handled by the Records Officer, Recorder, or Clerk, but it is the responsibility of the governing body to ensure notice is provided. Written minutes and a recording are kept of all open meetings.

Written minutes include the date, time, and place of the meeting, the names of members present and absent, the substance of all matters, names of citizens providing comments, the substance of the comments provided, any information a member requests be entered into the minutes or recording, and a record of each vote taken. The recording must be a complete and unedited record of all open portions of the meeting and be labeled with the meeting date, time, and place. All or part of an open meeting may be independently recorded by any person in attendance if the recording does not interfere with the conduct of the meeting. Pending minutes means written minutes of an open meeting in draft form, subject to change before being approved by the public body that held the open meeting. Pending minutes must contain a clear indication that the governing body has not approved the minutes, such as a "draft" or "pending" watermark. Approved minutes means written minutes of an open meeting that were approved by the public body. Pending minutes, approved minutes, and recordings are considered public records under the Government Records Access and Management Act ("GRAMA").

Any individual who publicly presents information related to an item on the public body meeting agenda must provide a copy of the information for inclusion in the public record. Pending minutes must be made available to the public within 30 days. Within three business days after approving written minutes of an open meeting, approved minutes and public materials must be made available on the Utah Public Notice website, the primary office for the entity, and the entity website. Within three business days after holding an open meeting, an audio recording of the open meeting must be made available to the public for listening.

Attorney Henry explained that the Open and Public Meetings Act ensures that public business is done openly and transparently. There were no Board Member questions.

B. <u>External Siding Materials in the Historic Districts – The Historic Preservation Board will Select Members to Participate on the Materials Advisory Committee and Provide Input to Staff on the Preliminary List of Materials.</u>

Chair Stephens reported that the remaining items on the Work Session portion of the agenda

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will be discussed at the current meeting, but there will also be additional discussions in the future. It was noted that Board Member Gackle joined the meeting virtually at 5:15 p.m.

Planning Project Manager, Elissa Martin, shared background information with the Board. She reported that the City Council approved Land Management Code ("LMC") amendments on June 5, 2025, which removed the opacity requirement for wood siding and established a new process for evaluating alternative siding materials. The latter included the creation of an Advisory Committee to help develop a Master List of allowed siding materials for use on new residential buildings in the Historic District. On August 6, 2025, the Historic Preservation Board conducted a Work Session to review the adopted amendments to the LMC and identify next steps for implementation. At that meeting, it was determined that Staff would publish an online application for design professionals, requesting their participation on the Advisory Committee. The application was available from September to mid-November. During this time, the City contracted with an on-call Historic Preservation consultant and executed a task order for the consultant to participate on the Committee. The goal of the current Work Session is to establish the Advisory Committee Members and review the preliminary materials list. Board Member feedback can be provided.

The Advisory Committee will be comprised of at least three design professionals, but it is possible to have more than three. There will be two Historic Preservation Board Members selected to participate on the Committee. The Advisory Committee will also include three members of Staff from the Planning Department's Historic Preservation Team. In addition, the on-call Historic Preservation consultant will participate on the Advisory Committee.

The Advisory Committee is tasked with selecting siding materials and finishes that meet baseline criteria for durability, sustainability, and compatibility with the Historic Districts. The time commitment for Committee Members should be no more than six to eight hours over the next two to three months. The online application asked design professionals to supply information about their experience and knowledge of siding materials. There were four applications submitted by design professionals. Manager Martin explained that the Advisory Committee would evaluate materials for the following:

- Durability:
  - Establish a routine tracking system to evaluate installed materials over time.
    - Minimum 50-year lifespan;
    - Durable in the Park City climate;
    - Fire Resistance rating.
- Sustainability:
  - Energy performance;
  - Environmental benefit;
  - Recycled content;
  - Cradle to Grave impact or life cycle impact of a product.
- Compatibility:
  - Materials should not diminish historic character and must appear similar in appearance and profile to historic siding;
  - Distinction between "compatibility" and "mimicking."

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Staff has begun to compile a list of the various types of siding materials that exist, which is included in the Meeting Materials Packet as Exhibit A. At this point, the list is a work in progress. It will continue to be refined and expanded with the input of the Advisory Committee. There is also a desire to hear Historic Preservation Board feedback on the list.

The timeline to complete the Master List of materials and finishes was reviewed. Manager Martin reported that the intention is for the Historic Preservation Board to review the draft list at the meeting on February 4, 2026. By March 4, 2026, the final version of the Master List would ideally be brought to the Historic Preservation Board for consideration and adoption. The list should be reviewed on an annual basis to ensure it remains updated.

The Staff recommendation is to review the applications submitted by the design professionals and select at least three individuals to serve on the Committee. In addition, the recommendation is that up to two Historic Preservation Board Members be selected to participate on the Advisory Committee. The Historic Preservation Board is also asked to review the preliminary list of materials and finishes in order to provide feedback to Staff.

Chair Stephens asked who from the Planning Department would serve on the Advisory Committee. Manager Martin reported that there are four employees on the Historic Preservation Team. Chair Stephens asked if three Staff representatives on the Committee might be too many. The outside consultant seems to make a lot of sense. Manager Martin asked the Historic Preservation consultant team to introduce themselves to the Board.

Kelly Holland introduced himself and explained that he is an architect in Salt Lake City. He has a background in both architecture and historic preservation. Izabella Nuckels is in the office in Austin, Texas, with Emily Reed. Ms. Nuckels is a historic preservation specialist, and her background is in architectural conservation and historic architectural materials. Ms. Reed has a wealth of knowledge and experience managing projects for municipal clients. Chamonix Larsen is the Principal at Stantec and is part of the Salt Lake City team. She is also an architect. It was noted that Ms. Reed is unable to speak to the Board due to audio issues, but her resume has been sent out. Chair Stephens asked if this is the firm that has been contracted for on-call historic preservation services, which was confirmed. He thanked the representatives for their time.

Manager Martin reported that the applicants for the Advisory Committee are attending the meeting both in-person and virtually. Melissa Grant introduced herself to the Historic Preservation Board. She is an interior designer, and she started getting involved in preservation four years ago through the Salt Lake chapter of Preservation Utah. She has done some volunteer work and also worked on historic homes in Salt Lake and Park City. The second applicant, Chimso Onwuegbu, has primarily worked in Park City since 2000. He has worked on historic homes as well as some infill projects in Old Town.

Bryan Markkanen has been working as an architect in Park City for approximately 15 years. He has worked on at least a dozen projects in Old Town. Cole Knight has worked in Park

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City for close to a decade in architecture. He cares about the architectural fabric of the City and would love the opportunity to serve on the Advisory Committee that is being formed.

Planning Director, Rebecca Ward, reported that Staff is looking for two Historic Preservation Board Members to be selected for the Committee and for the appointment of other Committee Members. Manager Martin reiterated that there is no reason to limit the number of design professionals. Whatever number the Historic Preservation Board feels is best can be selected. Chair Stephens thought it made sense to have as much input from the design community as possible, so he would like to see all four applicants be on the Committee. Other Board Members agreed and felt all four of the design professionals should be included. It was noted that the Advisory Committee will not be considered a public meeting.

Discussions were had about the Board Members who will serve on the Advisory Committee. It was noted that Chair Stephens and Board Member Katie Noble are interested. Board Member Scott pointed out that there could be an alternate selected in case one of the Board Members is unable to attend a meeting. This would ensure there is always Historic Preservation Board representation. The Board considered language for a motion.

MOTION: Board Member Scott moved to CREATE the Advisory Committee, which includes four design representatives (Melissa Grant, Chimso Onwuegbu, Bryan Markkanen, and Cole Knight) as well as two Historic Preservation Board Members (Douglas Stephens and Katie Noble). Board Member Noble seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

Manager Martin asked if there is a desire to review the preliminary list of materials included in the Meeting Materials Packet. Chair Stephens believed a review would be appropriate after the Advisory Committee has met. There can be a draft version brought back.

C. Fences in Historic Residential Zoning Districts – The Historic Preservation Board will Discuss the Location and Types of Fences Allowed in Historic Residential Zoning Districts. PL-25-06769.

Planner II, Meredith Covey, explained that the above item pertains to fences in Historic Residential Zoning Districts. In November, the Engineering Department brought 1304 Park Avenue before the City Council, requesting an Encroachment Agreement into the Park Avenue right-of-way. A fence had previously been located in front of the historic home but had been removed as part of the construction that took place on site. The previous fence that was on site was not historic. As part of this request, the Engineering Department recommended that the fence not be installed in the same location to leave room for a four-foot snow storage easement. This would change the location of the fence in relationship to the other fences on the streetscape and change the current pattern.

As a result of this request, the City Council is looking for information from the Historic Preservation Board to guide future requests for fences at historic sites. Planner Covey reported that the City Council is requesting Work Session input on the following items:

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- The location of fences in context of the Historic Structure and streetscape;
- Snow storage easements and the location of fences within a streetscape;
- The types of materials and styles of fences to be allowed; and
- How to balance the impact of fence installations on aesthetics, public safety, and snow removal in the Historic Districts.

Planner Covey shared example images of historic fences and historic homes taken from the 1940s in Park City. In the Historic Zoning Districts, fences are allowed in the front setback if they are not taller than four feet, and in the side and rear setbacks if they are not taller than six feet. Fences are allowed on corner lots as long as they are less than three feet within 25 feet of the intersection. The LMC notes that new fencing should reflect the style of the building to which fencing is associated with when viewable from the primary public right-of-way. New wood and metal fencing should reflect the traditional designs and patterns. Some of the allowed materials are wood, metal, or a combination of both. Prohibited materials include vinyl and plastic. As far as the styles allowed, simple welded wire, metal, and wood styles are allowed. The following questions were posed:

- Are there potential updates to the LMC to clarify fence types and materials, especially for those installed in the front yard?
- Should the City Council allow fence installations within City right-of-way that may impede snow storage easements for Historic District streetscape compatibility or should snow storage easements be prioritized with the understanding that over time, as fences are replaced, they will come into alignment?
- Should there be different materials and styles of fences allowed for Historic Sites versus non-historic sites?

Chair Stephens mentioned the example photographs. He noted that the fences shown were all fairly open in contrast to the fence on Park Avenue. It was noted that a solid fence is more difficult when it comes to snow removal. Planner Covey recapped the comments provided, which indicated that there might be opportunities to include openness standards. Discussions were had about a potential solid to void ratio that might be appropriate.

The third question from Staff was discussed by Board Members. Chair Stephens believed fencing should be allowed to be the same whether there is a historic or non-historic site. Board Member Lola Beatlebrox thought the fences should be compatible but did not believe they needed to be exactly the same when there is a new installation. Board Member Gackle referenced earlier language about the distinction between compatibility and mimicking.

There was discussion about snow storage. Chair Stephens noted that snow storage changes depending on the street. Information about snow storage was shared with the Board. Example scenarios were provided to highlight the different conditions that exist in various areas. The goal is to have enough snow storage to maintain it until it can be hauled away. Ideally, there would be enough on-site snow storage that hauling it away would not be necessary, but density has created that situation. Chair Stephens asked for Planning

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Department feedback on snow storage. Director Ward explained that during the Plat Amendment process, there is a requirement to have a 10-foot-wide snow storage easement along the right-of-way. Once it is platted, it is within the discretion of the City Engineer to make a determination about what structures can be within that easement. She pointed out that a lot depends on the context of the area and how the snow is managed in that location.

Director Ward reported that if more room for snow storage is established now, eventually there will be compatibility along the streetscape. As for where the fences were located historically, this was not something considered. The compromise could be an open fence and some flexibility within the snow storage easement. Director Ward noted that the City Council will review fences with input from the City Engineer. The Historic Preservation Board has been asked to provide input and guidance at this time. That way, when requests come in from the Historic Districts, there will be a clear understanding of the Board recommendation. Chair Stephens thought fences should be looked at in the same context as additions to historic homes. For instance, there should be consideration of the surrounding homes and built environment. It makes sense to consider materials as well.

Board Member Beatlebrox noted that wood and metal have been the predominantly used materials for historic homes. She asked if Chair Stephens would be open to other materials for fences. Chair Stephens clarified that he is most concerned about the construction of the fence and the longevity of the materials used. There is also support for some openness. Board Member Scott wondered whether this issue could also be approached from a design perspective. There could be some interesting concepts that provide additional options.

The Board further discussed the snow storage easement needs. Chair Stephens noted that if someone came in with an application right now, there would be a requirement for the fence to be 10 feet back from the property line for the snow storage easement. However, the fence next door might have an existing fence on the property line. There could be some inconsistency created. Board Member Noble pointed out that a design element where it was possible to move the posts would present some challenges, especially with consistency.

Chair Stephens pointed out that the Historic Preservation Board is attempting to provide some direction to the City Council. Board Member Noble does not mind accommodating the snow easement or the fact that fence lines could be different. When a property is re-platted, it makes sense for the fence to accommodate the snow easement. Chair Stephens asked if the Planning Department will weigh in on this matter ahead of the City Council discussion. Director Ward explained that when the Engineering Department takes these types of applications to the City Council, the Planning Department conducts a review to make sure there is compliance with guidelines and regulations. There is some coordination.

Chair Stephens asked if the Building Department has to approve a fence. Director Ward reported that any fence that is four feet in height in the Historic District requires a Building Permit. Chair Stephens pointed out that every road is a little bit different and so is the way that snow is removed. It seems like there will need to be a conversation between the City Engineer and the Planning Department to determine what is appropriate on each street.

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Director Ward explained that the City Council is looking for input on the policy. If the consensus of the Historic Preservation Board is that the code should be reviewed and updated, then that can be communicated. Right now, the requirement is that the fence cannot exceed four feet in height and it should be compatible with what was seen historically. It is possible to better define the language so there is more clarity provided to applicants.

This item will return to the City Council in January. As part of that, a Historic Preservation Board recommendation can be included. It would be specific to 1304 Park Avenue, but also to the issue of fences in general. If there is specific input for the property and the question of distance from the right-of-way, then that can be communicated. In addition, the City Council can be informed that the Board is interested in updating the code. There seems to be some consensus about openness. Chair Stephens asked if the fence for 1304 Park Avenue was already installed. Director Ward reported that it was installed without approval.

City Engineer, John Robertson, stated that the main concern that was raised by the City Council was the location of the fence specifically with respect to the back of the sidewalk. Chair Stephens asked where the property line is located. It was stated that the property line is about where the fence line is located. Chair Stephens thinks 10 feet from the curb makes sense in this case but noted that it is a different issue than 10 feet from the property line.

Director Ward asked if what was installed on the property being discussed is 10 feet from the curb, which was denied. Engineer Robertson reported that it is closer. It was noted that some houses are located right next to the sidewalk, so there needs to be flexibility.

Chair Stephens noted that the Historic Preservation Board is being asked to share specific recommendations on the 1304 Park Avenue property. In this case, 10 feet from back of curb for the snow storage makes sense. Director Ward summarized some of the Board Member comments. The recommendation could be that the fence be removed, this fence process take place, and then a new fence be proposed. Chair Stephens pointed out that there a lot of variables that need to be considered. Board Member Scott was not ready to make a recommendation at this time. Board Member Gackle does not know that he agrees the fence has to be 10 feet from the back of the curb in this case, because that would essentially tell the homeowner that a fence is not permitted until there are future discussions.

Board Member Noble thought some sort of formula might make sense. It could consider how far a house was from the curb. There could be a ratio or percentage. It seems unfair to not allow people to have fences when those have historically been allowed on a property. She noted that there might need to be more time allotted to determine what a formula might look like. Board Member Beatlebrox agreed. Director Ward believed the recommendation is for Staff to come back to the Historic Preservation Board to explore criteria that could be established for fences. This could provide some guidance. In addition, the code could be updated relative to the quality of materials and the openness of fences in the front yard. In addition, there could be evaluation of a formula or something that considers site-specific scenarios. Discussions were had about the timeline so there could be further evaluation.

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Director Ward reported that there will be a Staff Communication provided to the City Council for the December 18, 2025, City Council Meeting. It can outline the Historic Preservation Board discussions and what the plan is moving forward. Board Member Gackle asked what will happen to the fence at 1304 Park Avenue in the meantime. Director Ward reported that this was discussed at the last City Council Meeting. At this time, it is proposed to remain until the matter is resolved. It is possible for the Staff Communication to state that the current fence is not something the Historic Preservation Board would recommend be approved.

Engineer Robertson stated that there is a larger discussion that has to happen regarding policy. He mentioned the amount of effort it takes the Public Works crews to remove snow. The decisions made impact the time and effort that the crews put in. Chair Stephens noted that there are different factors that need to be taken into account, such as the amount of snow that falls each year. There is an opportunity to have a broader discussion.

Engineer Robertson mentioned an earlier comment from Board Member Noble where she was not as concerned about consistent fence lines. He asked if there is consensus on that. He wanted to know if some Board Members would prefer there to be consistency. Chair Stephens believed there should be some consistency in the fence line down the street. There should be some relationship with the sidewalks. Board Member Scott requested additional information before he makes a recommendation. Chair Stephens reiterated a desire for openness. Board Member Noble stated that it would be helpful for the Board to know more about the areas where snow removal tends to be most problematic.

The Historic Preservation Board took a short break before continuing with the agenda.

D. 2025 General Plan Implementation of Historic Preservation – The Historic Preservation Board will Review the Historic Preservation Strategies and Actions Outlined in the Implementation Matrix of the 2025 General Plan and Provide Input to Staff on Prioritization of Ongoing Strategies and Near-Term.

Manager Martin shared information about the 2025 General Plan implementation of historic preservation. On September 25, 2025, the City Council adopted the 2025 General Plan, which is a comprehensive, community-driven framework to guide development, growth, and land use policy. It is grounded in four core community values, which are as follows:

- Small-town feel;
- Sense of community;
- Natural setting; and
- Historic character.

One of the five overarching themes identified in the General Plan is community character. This is focused on protecting Park City's history, unique look, feel, and sense of place. The General Plan calls for annual review by the Historic Preservation Board and Planning Commission, with implementation recommendations forwarded to the City Council for final prioritization. The purpose of this Work Session item is to provide an overview of the near-

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term and ongoing strategies as well as some of the other implementation ideas. Manager Martin clarified that this is not the last time the Historic Preservation Board will discuss this.

The General Plan includes an Appendix, which is where all of the implementation strategies and actions are listed. There are 18 historic preservation strategies listed in the General Plan Implementation Matrix. Staff has grouped the strategies into five categories:

- LMC updates;
- Research and document historic resources;
- Protect historic resources from environmental and physical damage;
- Historic District Grant Program updates; and
- Outreach, education, and recognition.

For the LMC updates, there are three main strategies identified in the General Plan:

- Strategy 5I (long-term) calls for establishing a range of options to incentivize the preservation of the documented historic resources associated with the ski era;
- Strategy 5O (on-going) calls for regularly assessing and evaluating the regulations for Historic Districts and Historic Sites in the LMC for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility; and
- Strategy 5P (near-term) calls for refining the LMC based on periodic review of newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.

Within those strategies are a number of actions. Manager Martin explained that a few actions will be focused on during the Work Session. The actions in progress are as follows:

- Action: Evaluate possible improvements to new infill development regulations to ensure compatibility with historic districts:
    - June 2025: LMC updates included improvements to Steep Slope Conditional Use Permit ("SSCUP") requirements;
    - Forthcoming LMC illustrations to clarify lot and site requirements and compatibility with historic massing, dwelling volume, building height, and roof forms.
- Action: Ensure regulatory consistency and up-to-date standards relative to materials and best practices for sustainability:
    - June 5th: LMC updates and current implementation of new processes to evaluate materials and best practices for sustainability.

Manager Martin next reviewed some of the actions for prioritization identified by Staff:

- Action: updates to support preservation of ski era structures, including financial incentives and regulatory exceptions.

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- Action: Update the LMC to require more detailed mitigation plans during construction to prevent damage to historic resources.
- Action: Evaluate streetscape standards to reflect the historic nature of Park City's older neighborhoods and urban form in relation to walkability.
- Action: Explore possible LMC updates or other methods to incentivize reuse and renovation of historic structures rather than demolition.

There are three main strategies identified for research and documenting historic resources:

- Strategy 5A: Develop a clear understanding of the ski era resources in Park City.
    - Action: Conduct a Reconnaissance Level Survey and Intensive Level Survey to document ski era resources;
    - Action: Collaborate with the Park City Museum to research the significance of ski era resources in Park City and explore ways to commemorate their importance.
- Strategy 5B: Confirm the key resources and sites related to Park City's Olympic host legacy.
    - Action: Create an online resource to provide information on Park City Olympic host sites and their locations.
    - Action: Collaborate with the Utah Olympic Legacy Foundation or other local groups to develop a comprehensive inventory of Park City's Olympics resources and sites.
- Strategy 5C: Continue to document and monitor Mining Era resources, especially in Park City's residential and business districts.
    - Action: Identify potential Mining Era resources not currently on the Historic Sites Inventory and clarify why they are not included (e.g., removal requested, insufficient documentation, etc.)
    - Action: Streamline the current Historic Sites inventory into an online, searchable database using GIS or other location-based tools.
    - Action: Update the knowledge of identified Mining Era residences with additional details to further the understanding of their importance and contribution to Park City's history.

Chair Stephens asked for clarification about the strategy related to ski era resources. Manager Martin reported that this would not only look at the historic ski resources connected to mining structures but also structures within Old Town that are from an era not currently listed in the Historic Sites Inventory. There are some that are not identified as historic but could potentially be identified to encourage preservation of those structures. Chair Stephens wondered whether the City Council has weighed in on this. Manager Martin reported that it is identified in several places in the General Plan. She believes there has been a conversation about this matter, and it is a priority for the City moving forward.

Senior City Attorney, Mark Harrington, reported that there are some challenges associated with expanding historic designations without owner consent. As a result, the current direction in the General Plan is incentive based. Board Member Noble reported that by

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2030, there will be 560 homes that are 50 years old outside of the Historic District. Right now, there are 450 structures within the Historic District. She asked if there is anything that can be done with those homes as far as the inventory and incentivization. Attorney Harrington stated that it is unlikely the City can expand protection to those types of properties. However, it is possible to create a classification and offer certain incentives.

Director Ward reported that the Planning Commission is also reviewing the General Plan. During their Work Session in October 2025, there was a discussion about the challenges. Some of the older homes outside of the Historic Districts are being demolished for new infill. There are concerns that some of the new infill is not compatible with the surrounding neighborhoods. As a result, the Planning Commission has identified compatibility components outside of the Historic Districts as a priority. When it comes to the designation of new structures to the Historic Sites Inventory, that requires the consent of the property owner. The City is prohibited from regulating design components on any single-family or duplex for districts established after 2021. The State has enacted certain prohibitions.

Board Member Gackle noted that Old Town is already established as a Historic District, so it is possible to regulate there. He added that properties could theoretically be added to the Historic Sites Inventory. Director Ward clarified that there can be additions with the property owner's consent. Chair Stephens asked if someone would be able to demolish an A-frame within the existing code. This was confirmed. Chair Stephens wanted to understand why the code is not more restrictive on that. Director Ward reported that the historic sites are designated and codified. Right now, the eras include the following: Settlement and Mining Boom, Mature Mining Era, and Mining Decline and Emergence of Recreation Industry.

Director Ward noted that there are structures that were built in the 1960s, 1970s, and 1980s that were true to the architectural style of the time. When someone comes in to renovate or remodel those homes, the design guidelines require a 2:1 ratio window and so on. The guidelines might not work for that type of architecture. One potential incentive could be the creation of a section of code that allows design flexibility for structures built during that era. Board Members discussed possible incentives and the existing grant program. Board Member Scott believed the ski era is not only based on age, but style. Board Member Gackle confirmed that there are a number of factors, such as age, architectural style, and the cultural impact and prominence. The transition from mining to skiing is part of the City history.

Chair Stephens asked for examples of the architectural style outside of an A-frame. Board Member Scott mentioned one that was recently taken down at 1011 Park Avenue. Board Member Gackle reported that there are A-frames, modified A-frames, shed styles, and chalet styles. There are many different style examples. Manager Martin continued to review strategies with the Board. She shared information about the protection of resources:

- Strategy 5K: Proactively work to protect historic mining sites and structures from both physical and environmental damage.
    - Action: Establish an annual (or other regular recurring) wildfire mitigation process, to clear vegetation around/adjacent to historic mining sites.

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  - Action: Establish strategies to counteract and prevent vandalism of remote mining sites and structures.
- Strategy 5M: Proactively work to protect Old Town's historic resources from wildfire damage.
  - Action: Collaborate with Rocky Mountain Power on efforts to underground power lines.
  - Action: Prioritize Old Town and the City's historic districts for undergrounding completion.

For Historic District Grant Program updates, the strategy identified in the General Plan is:

- Strategy 5H: Continue to incentivize adaptive re-use of historic buildings.
  - Action: Continue to offer the program, as well as research, identify, and utilize other financial incentives for historic preservation efforts or adaptive re-use.

For outreach, education, and recognition, there are many strategies and actions included in the General Plan. Staff recommended the following actions for prioritization:

- Action: Expand education, outreach, and recognition efforts by establishing an annual event designed to celebrate exemplary preservation efforts.
- Action: Provide a regular means to educate and inform property owners about the benefits and opportunities of historic preservation.
- Action: Create educational and promotional materials for Ski Resort and Olympic eras featuring the intersection of Park City's mine sites and resort activities.
- Action: Expand educational materials, including a guided walking tour, online resources, and additional forms of recognition.

The Staff recommendation for the Work Session is to review the ongoing and near-term strategies and actions identified in the 2025 General Plan related to historic preservation and provide input on the prioritization of efforts. Manager Martin reported that the Staff Report outlines what Staff thinks would be a good prioritization of these strategies and actions. The request is to receive some preliminary Board Member feedback. She reiterated that there will be future Work Sessions to further refine the prioritization list.

Board Member Scott asked about Strategy 5C. Director Ward reported that the Meeting Materials Packet that will be published for the December 18, 2025, City Council Meeting will be forwarded. There will be opportunities for potential new evaluations of structures within the Empire Pass/Flagstaff area through some modifications to the Development Agreement and some new funds to help restore and rehabilitate some of the structures. There will be some opportunities in 2026 to take a look at what is currently designated and work on possibly updating historic site forms to include some of the accessory buildings that may not be identified or associated with the mine sites. Discussions were had about incentives.

Board Member Scott expressed support for the priority order that has been shared. Board Member Gackle likes the action items that have been identified. Chair Stephens mentioned

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the items under LMC updates. He feels the highest priority should be properties that are more than 50 years old, where the style of the architecture does not work with the guidelines.

Board Member Gackle expressed support for a survey of ski era inventories. Manager Martin acknowledged that there are overlapping strategies and actions related to historic ski era resources. Chair Stephens pointed out that a structure that is older than 50 years does not necessarily need to be in the Reconnaissance Level Survey, but some architecturally significant homes might need to be. Staff could spend time researching those.

Board Member Gackle assumed the Reconnaissance Level Survey would involve a consultant. He noted that a Reconnaissance Level Survey is broader while an Intensive Level Survey is more specific. The first survey is used to identify what the deep dive will focus on. Chair Stephens does not believe the Reconnaissance Level Survey should be so broad that money is spent on a consultant. He is not sure that is the best use of resources.

Manager Martin reported that the LMC updates prioritized the evaluation of streetscape standards to reflect the historic nature of Park City's older neighborhoods and urban form in relation to walkability. This could be valuable in the near term. Additional discussions were had about the LMC updates section. Chair Stephens would like to consider what could make the Historic District Grant Program more successful. There might be an opportunity to focus more on Main Street. He would like to continue to evaluate the grant program. The items related to protection of resources were reviewed. Board Member Gackle expressed support.

Discussions were had about the outreach, education, and recognition items. Chair Stephens asked if these are items Staff is working on already or is planning to work on. Manager Martin believed there has been work on a guided walking tour. As far as the annual event is concerned, this is something the General Plan identified as a possible action. Staff was thinking that would dovetail well with Historic Preservation Month and the Historic Preservation Award.

Board Member Gackle noted that there might be an opportunity to partner with Park City Museum. Manager Martin asked whether the museum has implemented a guided walking tour in the past. Board Member Gackle reported that there are walking tours for Main Street and Park Avenue. There is usually a Historic Architecture Preservation Tour in the summer for members. The Main Street and Park Avenue tours are open to anyone who signs up. There is also work being done with the Chamber to create a Mining Site walking tour. Chair Stephens thought it made sense for there to be collaboration with the museum.

Director Ward reported that the Preservation Utah app has audio walking tours that can be downloaded for some historic sites in the City. It would be beneficial to create a resource that outlines what is available to community. Manager Martin thanked the Historic Preservation Board for their feedback on the strategies and actions. She reiterated that this agenda item will be discussed again at a future Work Session. Next time, she suggested the focus be on the LMC updates. The other strategies can be the focus at a different time.

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7. REGULAR AGENDA

A. 2026 Regular Meetings – Consideration to Adopt the Historic Preservation Board Regular Meeting Dates for 2026.

Director Ward reported that the 2026 meeting schedule is included in the Meeting Materials Packet. The meetings are scheduled to take place on the first Wednesday of each month. Chair Stephens asked if July 1, 2026, and September 2, 2026, will work for Board Members, as those dates are close to holidays. Board Members expressed support for those dates.

MOTION: Board Member Beatlebrox moved to ADOPT the Historic Preservation Board Regular Meeting Dates for 2026. Board Member Scott seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

B. 939 Empire Avenue – Historic District Grant – The Applicant Requests a $9,805 Grant to Repair the Failing Historic Stone Retaining Wall of the Landmark Historic Site. PL-25-06703.

Manager Martin presented the Staff Report and explained that this is a Historic District Grant application for 939 Empire Avenue. This building was constructed circa 1897 during the Mining Boom era (1872 to 1929). It is a Landmark Historic Site in the Historic Residential – 1 Zoning District. The stone retaining wall, steps, and path are historic to the site, according to the Historic Sites Inventory form. The retaining wall that runs the length of the front yard is deteriorating and crumbling. On November 26, 2025, a Historic District Design Review waiver letter for the reconstruction of the retaining wall was issued for the reconstruction.

The funding request is for $9,805, which would be used to repair and reconstruct the historic stone retaining wall. The property is within the Lower Park Avenue RDA, which has a balance of $50,000 for Fiscal Year 2026. The grant application is the first submitted for Lower Park Avenue for Fiscal Year 2026. If awarded, the Lower Park Avenue RDA would have a remaining balance of $40,195. Restoring historic features and repointing masonry are work items eligible for grant funding. LMC 15-13-2(B)(1)(d) states: “Historic retaining walls shall be preserved to be greatest extent possible and historic retaining walls should be repaired with materials that closely approximate the original.” The Grant Final Action Letter requires work to be carried out in accordance with the LMC standards for preservation and repair of historic retaining walls, and best practices recommended by the Historic Preservation consultant, in their November 25, 2025, Memo to the Planning Department.

Staff recommends that the Historic Preservation Board review and score the Historic District Grant Program application for 939 Empire Avenue, open a public hearing, and determine whether a grant should be awarded. Chair Stephens asked if this is for the entire wall. It was clarified that the work covers the section in the front, which is to the right of the stairs.

Board Member Beatlebrox noted that she gave this application a score of 16. She commented that this is an excellent project. What the contractor is planning to do is

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impressive. Board Member Scott gave this a score of 14 and he supports the proposal. Board Member Noble scored this as 14 as well. It does not look like there is enough stone, so she wondered what it will be filled in with. She would like the stone to substantially match the historic stone. Manager Martin reported that there is a condition in the Historic District Design Review waiver letter. According to the consultant, the best practice is to source replacement stone from local areas or make sure there is a match to the existing stone.

Chair Stephens wondered why the wall failed to begin with. He also wanted to know if this requires a permit since it is under four feet. Manager Martin explained that the wall is extremely old. She shared information about the scope of work included in the memo. There is a condition in the best practices memo that calls for some reinforcements. Director Ward reported that a Building Permit will be required. She noted that the applicant is attending the meeting virtually and is available to answer outstanding Board Member questions.

Chair Stephens opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Board Member Gackle moved to APPROVE a $9,805 Historic District Grant for 939 Empire Avenue, a Landmark Historic Site, to repair the existing stone retaining wall at the front of the property, based on the following:

Findings of Fact:

1. The Applicant submitted a Historic District Grant Application in Fiscal Year 2026, Quarter 1 to assist with the cost to repair the stone retaining wall at 939 Empire Avenue, a Landmark Historic Site known as the Haumann House, constructed circa 1897, during the Mining Boom era.

2. The stone retaining wall runs the length of the Front Yard and is deteriorated and unstable; according to Land Management Code § 15-13-2(B)(1)(d), Historic retaining walls shall be preserved to the greatest extent possible and Historic retaining walls should be repaired with materials that closely approximate the original.

3. Pursuant to the Historic District Grant Program requirements, restoring Historic features and repointing masonry are work items that are eligible for grant funding.

4. The November 26, 2025 Historic District Design Review waiver letter for the proposed work to reconstruct the retaining wall, includes requirements for the work to comply with standards for preservation and repair of historic retaining walls, according to Land Management Code § 15-13-2(B)(1)(d) and best practices recommended by the City's Historic Preservation on-call consultant, in their November 25, 2025 Memo to the Planning Department.

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Conclusions of Law:

1. At the December 3, 2025, Historic Preservation Board meeting, the Board determined the grant request qualifies for a Historic District Grant award.

2. On November 26, 2025, the Planning Department issued a Historic District Design Review (HDDR) waiver letter for the repair work in compliance with Land Management Code Sections 15-11-12(A)(3) *Historic District or Historic Site Review* and Section 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval:

1. Improvements shall be completed in compliance with the Secretary of the Interior's Standards for Rehabilitation and the requirements of the HDDR Waiver Letter, dated November 26, 2025 (Attachment 1).

2. Work shall adhere to best practices and Conditions of Approval outlined in the Historic Preservation Memo, dated November 25, 2025, which is included as an attachment to the HDDR Waiver Letter.

3. The grantee shall maintain the architectural significance of the structure, retain and/or restore the historic character of the structure, preserve the structural integrity of the structure, and perform normal maintenance and repairs.

4. The grantee shall complete the work funded by the Historic District Grant within one year of approval of the grant application.

5. The Applicant shall submit a photograph of completed work to Planning Staff.

6. The grantee shall submit proof of payment to the Planning Department for disbursement of funds within 30 days of final inspection.

7. Prior to issuance of the grant, the grantee shall agree to and execute a five-year lien with the City in a form approved by the City Attorney's Office and record such lien with the Summit County Recorder's Office. Should the property be sold within the five-year period, the grantee is responsible for repaying the City a pro-rated amount of the grant disbursement. If the property is sold within one year, 100% of the awarded funds shall be paid back to the City.

8. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.

Board Member Beatlebrox seconded the motion.

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VOTE: The motion passed with the unanimous consent of the Board.

C. 218 Sandridge Road – Request for Modification – The Applicant Requests a Modification to the February 7, 2024, Material Deconstruction Approval (PL-23-05692) for Material Deconstruction of the Historic 1889 and 1907 Roof Forms of a Significant Historic Structure in the Historic Residential – 1 (HR-1) Zoning District. PL-25-06745.

Planner II, Jacob Klopfenstein, presented the Staff Report and explained that the application is a Request for Modification at 218 Sandridge Road. The applicant is requesting Material Deconstruction of 1889 and 1907 era roofs of the Significant Historic Structure. This is part of a larger project where the applicant is refurbishing and remodeling the Significant Historic Structure, constructing an addition, and constructing a detached accessory building at the site. Planner Klopfenstein shared a graphic supplied by the applicant. The red and orange sections shown are the 1889 and 1907 portions of the structure. The structure has undergone several later additions in the 1940s and 1960s. However, only the 1889 and 1907 roof portions will be discussed during the Historic Preservation Board Meeting.

At the Historic Preservation Board Meeting on November 17, 2025, the applicant was requesting a modification to the original Historic Preservation Board approval from February 2024. That request was to deconstruct and reconstruct the two roof forms. Staff recommended denial of that request, and the Board continued the discussion. The applicant has now implemented some temporary framing on the exterior of the historic structure, which is being referred to as an exoskeleton. The intention is to temporarily brace the walls and roof of the historic structure, which were at risk of collapsing. Some photographs of the exoskeleton were shared. Planner Klopfenstein pointed out the 1889 and 1907 portions.

The applicant is requesting Material Deconstruction of the 1889 and 1907 roofs as opposed to deconstruction and reconstruction. Staff finds the proposal for Material Deconstruction complies, as conditioned, with LMC Section 15-11-12.5 – *Historic Preservation Board Review for Material Deconstruction*. As part of reviews for Material Deconstruction, Staff and the Board evaluate proposals against the *Regulations for Historic Residential Sites* in LMC Section 15-13-2. Staff finds the request complies, as conditioned, with that section.

Planner Klopfenstein reviewed the Conditions of Approval outlined in the Draft Final Action Letter. The exoskeleton has already been completed but other conditions relate to rebuilding the 1889 and 1907 roof forms in the same historic location, form, and dimensions on the historic structure. The applicant is required to protect and preserve all salvageable historic materials at the site, with assistance from the City's Historic Preservation consultant.

Staff recommends that the Board review the requested modification to the Historic Preservation Board's approval for 218 Sandridge Road for Material Deconstruction of the 1889 and 1907 era roofs of the structure and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter. At the previous meeting on November 17, 2025, the Historic Preservation Board opened and closed the public hearing. There does not need to be another hearing opened.

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Board Member Noble asked to review LMC 15-11-12.5. Planner Klopfenstein reported that during the last discussion, the section of code the request was made under for deconstruction required a finding from the Chief Building Official that the structure was unsafe under the International Building Code. This section does not have that requirement.

Director Ward shared information about Material Deconstruction, which is the disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components as possible. In some cases, this can be to remove non-historic materials from a historic site or to remove historic construction materials that are beyond repair. The definition provides clarity and there are also Conditions of Approval listed.

Director Ward reported that the Historic Preservation consultant will be on site to make recommendations for best practices. Board Member Beatlebrox liked that Stantec will be on the site. Board Member Scott noted that Staff did an excellent job outlining the differences between the proposal from the November meeting and the current proposal.

MOTION: Board Member Scott moved to APPROVE the Modification to the Historic District Design Review, based on the following:

Procedural History:

1. 218 Sandridge Road is a Significant Historic Site on Park City's Historic Sites inventory.

2. On November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 roofline of the Historic Structure.

3. On February 7, 2024, the Historic Preservation Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 roof form.

4. On January 6, 2025, the Applicant entered into a Cash Deposit Agreement in accordance with the City preservation policy outlined in LMC Section 15-11-9 to ensure protection of Historic materials throughout construction and compliance with the approved Historic Preservation Plan.

5. On September 8, 2025, the City issued Building Permit #25-0638 for 218 Sandridge.

6. On October 28, 2025, the Applicant filed a Modification application to:

    a. Remove the Historic 1907 roof form and reconstruct it with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials, and

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b. Remove the Historic 1889 roof form and reconstruct it with proper structuring and new standing seam-metal roofing, salvaging all possible salvageable Historic Materials.

7. On November 17, 2025, the Historic Preservation Board conducted a public hearing and continued the Applicant's Material Deconstruction request to December 3, 2025.

   a. The Applicant initially requested approval for the full deconstruction of the roofs. Staff did not find that the Applicant's initial request complied with LMC § 15-11-15 Reconstruction Of An Existing Historic Building Or Historic Structure.
   b. Board members discussed with the Applicant and recommended that a Material Deconstruction request reviewed by the board under LMC § 15- 11-12.5 would be more appropriate for the Applicant to pursue moving forward.

Findings of Fact:

1. The Material Deconstruction proposal to reconstruct the 1889 and 1907 roof forms of the Historic Structure complies, as conditioned, with Land Management Code Section 15-11-12.5 *Historic Preservation Board Review For Material Deconstruction*.

   a. The Applicant seeks a modification to the February 7, 2024 Historic Preservation Board Material Deconstruction approval (Exhibit C) for Material Deconstruction of the Historic 1889 and 1907 roof forms.
   b. Pursuant to LMC § 15-11-12.5, the Historic Preservation Board analyzes proposals for Material Deconstruction involving Historic Sites for compliance with LMC § 15-13-2 *Regulations For Historic Residential Sites*. These standards are outlined below with Staff analysis:

LMC § 15-13-2 Requirement	**Analysis**
LMC § 15-13-2(A)(3): The historic exterior features of a building should be retained and preserved.	The Applicant proposes replacing the non-Historic standing seam metal roof on the 1889 and 1907 roof forms and protecting Historic materials within the roofs and salvaging Historic material within the roof forms. The Applicant does not propose any additional changes to Historic exterior materials except for the changes approved by the Historic Preservation Board on February 7, 2024 (see Exhibit C).

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	Condition of Approval 3 requires the Applicant to protect and preserve all original Historic Materials that are found to be salvageable within the roof forms.
LMC § 15-13-2(A)(6): Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in appearance, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	The Applicant proposes replacing the non-Historic standing seam metal roof on the 1889 and 1907 roof forms and protecting and preserving salvageable historic material within the roof forms. Condition of Approval 3 requires the Applicant to reuse all original Historic Materials that are found to be salvageable. Condition of Approval 4 requires that any replacement materials shall match the original in appearance, dimension, texture, material, and finish.
LMC § 15-13-2(A)(10): New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building.	The applicant does not propose exterior alterations that would destroy Historic materials. Condition of Approval 4 requires that any replacement materials shall match the original in appearance, dimension, texture, material, and finish.
LMC § 15-13-2(B)(2)(e)(1): Avoid removing or obstructing a historic building's elements and materials when installing gutters and downspouts.	Condition of Approval 5 prohibits the Applicant from obstructing Historic elements of the Structure when installing gutters and downspouts for the roof.
LMC § 15-13-2(B)(2)(e)(2): When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.	Condition of Approval 6 requires the Applicant to use half-round gutters and visually minimize downspouts.
LMC § 15-13-2(B)(2)(e)(3): Water from gutters and downspouts shall drain away from the historic structure.	Condition of Approval 7 requires the Applicant to design gutters and downspouts such that water drains away from the Historic Structure.
LMC § 15-13-2(B)(2)(f)(1): Maintain and preserve historic chimneys and their decorative features as they are important character-defining features of historic	The Applicant proposes salvaging and reconstructing an exterior chimney above the Historic 1907 roof form.

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structures.	
LMC § 15-13-2(B)(2)(f)(3): Repairs to chimneys shall be made so as to retain historic materials and design.	The Applicant proposes salvaging and reconstructing an exterior chimney above the Historic 1907 roof form. Condition of Approval 4 requires that any replacement materials shall match the original in appearance, dimension, texture, material, and finish.
LMC § 15-13-2(B)(2)(f)(4): Chimneys shall not be covered with non-historic materials.	The Applicant proposes salvaging and reconstructing the chimney using the original Historic Materials.
LMC § 15-13-2(B)(2)(f)(5): New chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style of the historic structure.	The Applicant does not propose any new chimneys or stovepipes as part of the proposed roof reconstruction.

2. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 29, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 31, 2025. The Park Record published courtesy notice on November 1, 2025.

3. The Historic Preservation Board opened and closed the public hearing for the modification request on November 17, 2025, and continued the item to December 3, 2025.

Conclusions of Law:

1. The proposal complies, as conditioned, with Land Management Code Section 15-11-12.5 *Historic Preservation Board Review For Material Deconstruction*.

2. The proposal complies, as conditioned, with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.

Conditions of Approval:

1. The Applicant shall implement a temporary framing and shoring exoskeleton to brace the walls of the Structure from the exterior prior to the Material Deconstruction of the roof forms.

2. The Applicant shall reconstruct the Historic 1889 and 1907 roof forms in the same Historic location, form, and dimensions on the Historic Structure.

3. The Applicant shall protect and preserve all original Historic Materials that are found to be salvageable within the roof forms. The City Historic Preservation consultant shall be present at the Site during the Material Deconstruction of

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the roof forms to evaluate Historic materials that are to be protected and retained within the final construction.

4. Any replacement materials shall match the original in appearance, dimension, texture, material, and finish.

5. Obstructing or damaging any Historic elements of the Structure when installing gutters and downspouts for the reconstructed roof is prohibited.

6. The Applicant shall use half-round gutters and visually minimize downspouts from the public Right-of-Way.

7. The Applicant shall design gutters and downspouts such that water drains away from the Historic Structure.

8. All previous Conditions of Approval applicable to this project, including but not limited to Conditions of Approval from the Historic District Design Review (PL-23-05692), Material Deconstruction (PL-23-05692), Steep Slope Conditional Use Permit (PL-24-06059), and Plat Amendment (PL-24-06076) Final Action Letters for 218 Sandridge Road remain in effect.

9. The proposed work requires a Building Permit or revision to a Building Permit.

10. The proposed work requires a Final Inspection by both the Building and Planning Departments.

11. Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.

12. This Historic Preservation Board approval shall expire one year following the date of this letter at 5:00 PM (MT). The Applicant shall obtain a Building Permit for the proposed work prior to that date. If a Building Permit for the proposed work is not approved before that date, this approval shall be voided, and the Applicant will be required to submit a new Modification application to pursue the proposed work.

Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

8. ADJOURNMENT

MOTION: Chair Stephens moved to ADJOURN the Historic Preservation Board Meeting. Board Member Beatlebrox seconded the motion.

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VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 7:37 p.m.

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Historic Preservation Board
Staff Report

Subject: Fences in Historic Districts
Application: PL-25-06546
Author: Meredith Covey, Planner II
Date: January 7, 2026
Type of Item: Work Session - Land Management Code Amendment

Recommendation

(I) Review the proposed Land Management Code amendments to regulations for Fences in Historic Residential Zoning Districts and (II) provide input.

Background

On November 18, 2025, the City Council reviewed a property owner's request to install a Fence within the City Right-of-Way at 1304 Park Avenue, a Landmark Historic Site.

The City Council requested a broader policy discussion with the Historic Preservation Board (HPB) on:

- The location of Fences in context of the Historic Structure and Streetscape;
- Snow storage easements and the location of Fences within a Streetscape;
- The types of materials and style of Fences allowed; and
- How to balance the impact of Fence installations on aesthetics, public safety, and snow removal in the Historic Districts (New Business Item 1; Audio).

On December 3, 2025, the HPB conducted a work session with the Planning, Public Works, and Engineering Teams (Staff Report; Audio, Minute 33).

The HPB requested additional information on the following:

- Evaluation of potential amendments to the Land Management Code (LMC) to better describe materials and Fence types for compatibility in Historic Districts.
- Research on potential design solutions, and materials that have demonstrated longevity and ability to withstand snow removal operations.
- Locations within Old Town where snow removal is particularly problematic. Based on this additional information, the HPB proposed evaluating the LMC to respond to these challenges.

Snow Removal in Old Town

Snow storage easements for roads, sidewalks, and pathways may be required as part of a plat review and many Old Town residential lots include a ten-foot-wide snow storage easement adjacent to City Right-of-Way.[1] These snow storage easements prohibit construction of Fences in these areas, meaning new Fences, or Fences on Historic Sites that are removed and later reconstructed, must be set back at least ten feet to clear the snow storage easement area. The City Engineer is allowed to make

[1] LMC § 15-7.3-4(F) and 15-7.3-8(A)(1)

exemptions to the prohibition to build within the snow storage easements.

In some cases, such as along Park Ave, Fences are exceedingly common along the streetscape. To maintain the character of these areas, the City Engineer may make an exception to allow for Fences within the ten foot snow storage easement or even within ten feet of the roadway to balance the aesthetics of the Streetscape and snow storage needs.

The Public Works department has identified Lower Park Avenue and Crescent Tramway as the streets that pose the most challenges to snow removal operations. Crescent Tramway is challenging due to a combination of narrowness and Fencing that restricts the removal and storage of snow.

Additionally, the Public Works department details that as vacant Lots are built out the cumulative impact of new Fences has made snow storage increasingly difficult. New Fences have reduced available areas for storage, narrowed effective roadway widths, and eliminated the operational flexibility that previously allowed crews to manage winter maintenance safely and efficiently. The Public Works Department is mitigating this change by increasing the amount of snow that is moved off-Site.

The Engineering and Public Works Departments have provided additional clarification that while design and materials may slightly mitigate the impact of Fences on snow storage they still require space where snow can be stored. It is not best practice to push snow through Fences as a storage technique. The Engineering and Public Works Departments recommend that Fences along the streetscape be offset from the sidewalk or street to balance the aesthetics of the street and snow storage needs.

The Engineering Department has outlined the different considerations and impacts of prioritizing aesthetics, or snow storage:

- While allowing Fences to align with adjacent properties preserves Streetscape Continuity, it may increase snow storage removal costs and the need to move snow to off-Site storage locations.
- Prohibiting Fences within ten feet of the sidewalk or roadway ensures ample snow storage and reduces costs – it may result in some Sites having no Fence on the property and may change Streetscape character.
- Allowing installation of a four-foot Fence from the sidewalk or roadway may lead to visual misalignment until homeowners gradually relocate their Fences to this allowed Fence Setback. However, this change ensures that Fences in the front Yard can be properly maintained. Although this strategy reduces the ideal space for snow storage, it will provide adequate snow storage for typical winters.

Design and Materials Research

Staff conducted research on best practices for the design of Fences in winter climates in both design and materials and found the following for the Board's consideration:

Design

- Porous designs that allow snow and wind to pass easily through gaps in material increases the lifespan of the Fence. Designs like slatted wood or picket Fences with spacing between the slats or pickets are examples of porous designs.
- Posts should be set 40 inches deep in the ground for added stability.

Materials

- Untreated wood should be avoided as it absorbs moisture in winter climates, leading to warping, cracking, or rotting when exposed to snow and ice. Weather resistant coatings should be considered to increase the lifespan of the material.
- Metal is a durable material that does well in withstanding snowy conditions, however it would need to be treated to avoid rust or corrosion from salt if located adjacent to a roadway.
- High quality hardware and materials are preferred to increase the durability and lifespan of Fences.

Additionally, Staff conducted analysis on regulations in peer communities, with both historic districts and heavy snow in Colorado, Montana, California, and Idaho. Staff found the following regulations:

Design

- For a picket Fence, spacing between the pickets must be a minimum of 1/2 the width of the picket.[2]
- Solid Fences shall be avoided.[3]
- Fences shall be low to the ground and transparent in nature to provide interest to pedestrians.[2,4,5,6]

[2] Aspen, Colorado (Design Regulations, Zoning Code)
[3] Crested Butte, Colorado (Design Regulations, Zoning Code)
[4] Bozeman, Montana (Design Regulations, Zoning Code)
[5] Telluride, Colorado (Zoning Code)

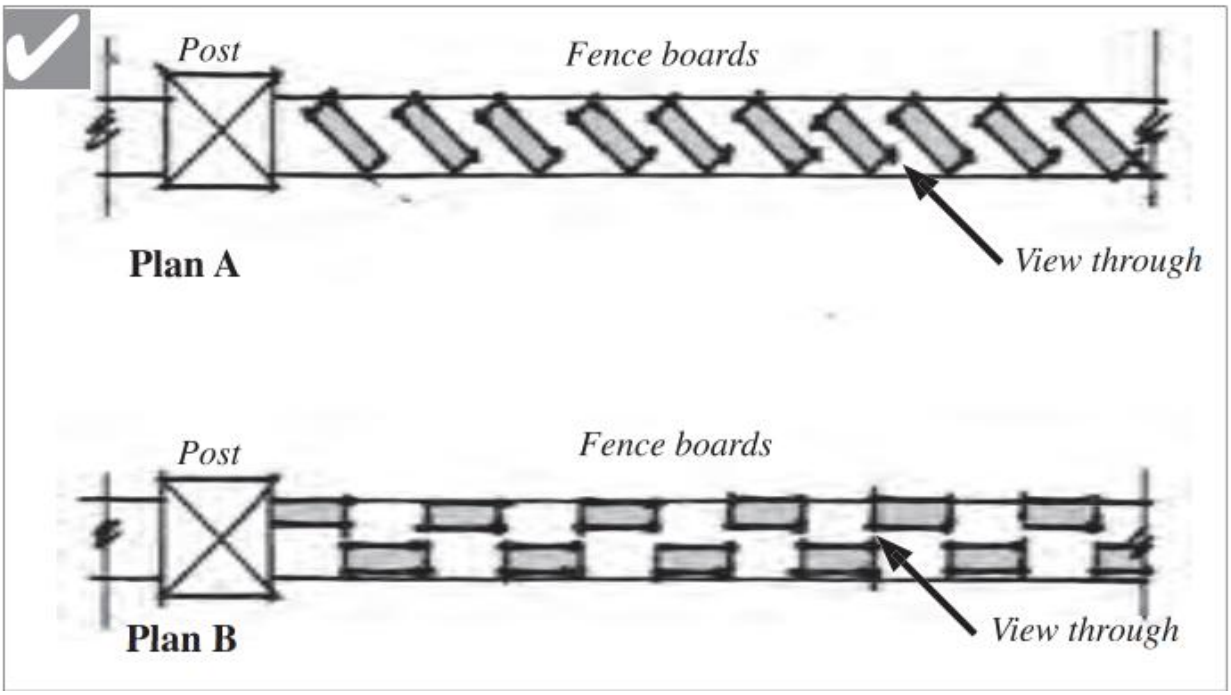


Figure 1: Illustration from Bozeman, Montana Historic District Guidelines showing examples of transparent Fencing design.

Location Regulations

- Any new Fence between a historic resource and the street shall be less than 42 inches in height and shall have no less than a solid to void ratio of 50 percent.[2]
- Open Fences up to a maximum of four feet in height may be allowed in front and street-side setbacks if the City Engineer finds that the Fence will not adversely affect a front or street-side setback traffic safety visibility area or interfere with street snow removal operations.[6]
- No Fence in the front yard is often the most appropriate solution.[2]



Figure 2: Early sketches showing Fences in Bozeman Monanta, from Bozeman's Guidelines for Historic Preservation.

Materials

- Painted wood, simple wire, and wrought iron Fences are appropriate materials.[4,6]

[6] Truckee, California (Design Regulations, Zoning Code)

- Simple wood, metal or modest wire Fences are most appropriate, ornate wrought iron Fences are inappropriate.[2,3]
- Historic wood Fences should be protected against the weather with a painted finish.[6]
- Fences shall match or complement the principal building.[7]



Figure 3: Historic wire Fence from Aspen, Colorado Historic Preservation Design Guidelines

The HPB could consider integrating standards or elements from this research into potential LMC amendments.

Potential LMC Amendments

In the Historic Zoning Districts Fences are regulated by LMC Chapter 15-13 *Regulations for Historic Districts and Historic Sites*. Fences are regulated in their location and height by Zoning District.

At the December 3, 2025 HPB meeting the Board indicated a desire to update the LMC to better regulate the amount of "openness" in Fences in the Historic Districts. This update would ensure new Fences better reflect historic Fence patterns and reflects Staff's research of peer communities where many had requirements for openness in their Fence regulations.

The HPB also requested that the materials requirement be clarified to encourage compatibility with the associated Structure as well as other Structures on the Streetscape. The HPB indicated there may be room for flexibility for materials with

[7] Ketchum, Idaho (Zoning Code)

demonstrated longevity and ability to withstand snow removal operations.

LMC Chapter 15-13 *Regulations for Historic Districts and Historic Sites* differentiates between Fence requirements in LMC § 15-13-2(B)(1)(e) *Regulations for Historic Residential Sites* and LMC § 15-13-2(B)(1)(e) and *Regulations New Residential Infill Construction (and Non-Historic Residential Sites) in Historic Districts.* Based on research detailed in the above section and the Board's recommendation, Staff has drafted the following updates to the LMC, broken out into three categories (location, design, and materials) for both Historic and Non-Historic Residential Sites in the Historic Residential Zoning Districts.

Location

Historically Fences in Park City were located adjacent to the sidewalk or right of way.



Figure 4: 1940s tax photo courtesy of the Park City Museum

However, as time has passed and Park City has grown and changed, snow storage needs have also evolved. While updates to regulations in Fence *design*—including requiring Fences have a level of "openness"—are intended to mitigate these challenges, additional —considerations with respect to the *location* of Fences are required as well.

At both Historic and Non Historic Residential Sites Staff recommends updating the LMC to require that Fences:

- be placed outside of the snow storage easements or, in areas without snow storage easements, at a minimum of 10' from the back of the curb. Fences are

recommended to be placed in line with other Fences on the street so that the pattern of Fences remain consistent in location relative to the Right-of-Way where this consistency complies with the snow storage location requirements.

At Historic Residential Sites Staff recommends including the following additional regulations:

- where the historic pattern of Fences established on the street are within 10 feet of the back of the curb or sidewalk, the City Engineer may grant an exemption allowing for Fence installation closer to the back of the curb or sidewalk, but will not allow the installation of Fences within 2 feet of the back of curb or sidewalk.

The Board could consider additional regulations based on the Engineering and Public Works Departments' feedback, such as:

- No Fences are allowed within 10 feet of the roadway; the City Engineer may allow Fences within 4 feet of the property line if they follow the historic streetscape and will not impede snow storage.

Staff could draft additional regulations regarding the location of Fences in the front Yard based on the Board's direction.

Design and Type

The most common types of Fences in Park City historically are picket Fences, woven wire Fences, or simple metal Fences.



Figure 5: 1940s tax photo courtesy of the Park City Museum



Figure 6: 1940s tax photo courtesy of the Park City Museum



Figure 7: 1940s tax photo courtesy of the Park City Museum

Fence materials were installed in a way that allows visibility of the front yard and home.

Additionally, the 1983 Historic District Design Guidelines and the 2009 Design

Guidelines for Historic Districts and Historic Sites detail that solid wood Fences in the front yard should be avoided. 1983 Historic District Design Guidelines includes dimensions for wood picket Fences “the boards were 3 1/2” wide with a spacing of 1 3/4” between boards.” The guidelines state that solid wood Fences with no spacing between vertical boards shall be avoided.



Figure 8: Picket Fence with spacing, image from google.



Figure 9: Board Fence with no spacing, image from google.

Based on research from peer communities, previous Historic District regulations, and the HPB’s December 3, 2025 discussion updating the LMC, a spacing requirement between boards on wood Fences would better regulate the design and compatibility of Fences. Staff recommends a requirement similar to that of Aspen Colorado to allow for the spacing to match the width of the picket.

At both Historic and Non Historic Residential Sites Staff recommends updating the LMC to require that Fences:

- Should not be more than 50% solid to void, and for wood Fences spacing between the pickets must be a minimum of 1/2 the width of the picket.

- Should be Compatible in design with Historic homes on the Streetscape and within the Character Area. Picket Fences, woven wire Fences, and simple metal Fences are appropriate. Ornate wrought iron, board Fences, split or horizontal rail, railroad tie, or timber Fencing are not appropriate when visible from the primary public right-of-way.

Materials

The 1983 Historic District Design Guidelines state, “Typically, wood picket Fences were used and these were painted”. Research on peer communities also suggests that Historic wood Fences were painted. Through previous updates to the LMC the HPB has indicated that they are supportive of unpainted wood being used as siding material at new residential infill and on new additions to Historic Structures. Planning Staff recommends that Historic Fences that are to be reconstructed or repaired be required to be painted while new Fences be permitted to be stained.



Figure 10: 1940s tax photo courtesy of the Park City Museum

At both Historic and Non Historic Residential Sites Staff recommends updating the LMC to require that:

- Fences should be made of wood, metal, or a combination of wood and metal in a style seen historically.
- Untreated wood and metal should be avoided, weather resistant coatings should be utilized when compatible with the Site.

At Historic Residential Sites Staff recommends including the following additional regulations that:

- Historic wood Fences shall be painted to be consistent with Historic Fence materials.
- Fences should be constructed of a material that is Compatible with the Historic Structure.

At Non-Historic Residential Sites Staff recommends including the following additional regulations that:

- Alternative materials may be proposed and reviewed by the Planning Department. Alternative materials must demonstrate longevity and ability to withstand snow removal operations.

Additionally, the Planning team is issuing an RFP to illustrate the LMC, including Fences. These illustrations will be incorporated into the LMC to provide additional clarification on the allowed styles of Fences.

Based on HPB direction Staff could draft additional LMC Updates.

Department Review

The Planning Department, Engineering Department, Public Works Department, Executive Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on December 23, 2025. The Park Record published courtesy notice on December 23, 2025.

Exhibits

A: 1983 Historic District Design Guidelines Pg. 30
B: 2009 Design Guidelines for Historic Districts and Historic Sites Pg. 54

46 Use Fences to Define Yard Edges

Typically, wood picket fences were used and these were painted. The height of the fences was generally less than three feet, the boards were 3 1/2" wide with a spacing of 1 3/4" between boards.

Avoid using solid "wood" fences that have no spacing between vertical boards.

Chain link is not an appropriate material in the district.

Simple ***wrought iron*** fences may be considered. (Iron railings on porches, however, are not appropriate. See Guideline #60.)



The picket fence defines the yard edge while adding interest to the lot.

47 Preserve Existing Exterior Stairs

Stairs are a typical feature both on residential sites and in public areas—they are used as direct entrances into houses. The wood steps that are built as pedestrian walks across the canyon are particularly important, and should be preserved.

When replacing steps on houses, ***wood is preferred***. The proportions of the steps should be similar to the original. Concrete stairs do not complement the character of Park City's early dwellings.



One of Park City's outstanding characteristics is the use of stairs up hillsides.





Landscaping and site grading, particularly in the front yard setback, are important elements in defining the character of the street. Unlike the example above, original grading in the front yard setback and compatible landscaping should be maintained.

A.3. Fences & Handrails

A.3.1 Maintain historic fences and handrails.

A.3.2 Historic fences and handrails may be reconstructed based on photographic evidence. The reconstruction should match the original in design, color, texture and material.

A.3.3 New fences and handrails should reflect the building's style and period.

A.4. Steps

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape.

A.5. Landscaping & Site Grading

A.5.1 Maintain landscape features that contribute to the character of the site.

A.5.2 Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or paved area to open space.

A.5.4 Landscape plans should balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the significance of the site.

A.5.5 Landscape plans should allow for snow storage from driveways.

A.5.6 Provide a detailed landscape plan, particularly for the front yard, that respects the manner and materials used traditionally in the districts.

A.5.7 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

A.5.8 Maintain the original grading of the site when and where feasible.



These skylights are flush mounted and unobtrusive when viewed from the public right-of-way.

B. PRIMARY STRUCTURES

B.1. Roofs

B.1.1 Maintain the original roof form, as well as any functional and decorative elements.

B.1.2 New roof features, such as photovoltaic panels (solar panels) and/or skylights should be visually minimized when viewed from the primary public right-of-way. These roof features should be flush mounted to the roof.

Historic Preservation Board Staff Report

Subject: General Plan Implementation
Authors: Historic Preservation Team
Date: January 7, 2026
Type of Item: Work Session

Recommendation

Review proposed prioritization of the 2025 General Plan strategies and actions and consider forwarding a recommendation to City Council regarding General Plan implementation priorities for Historic Preservation in 2026.

Background

At the December 3, 2025 Historic Preservation Board (HPB) work session (Packet, Item 6.D; Media), staff provided an overview and draft prioritization of on-going and near-term strategies identified in the 2025 General Plan Implementation Matrix, within the Historic Preservation Focus Area, which lists 18 different strategies that can be grouped into the following categories:

- Land Management Code (LMC) updates
- Research and document historic resources (including mining era and additional Park City eras)
- Protect historic resources from environmental and physical damage
- Historic Preservation incentives and updates to Grant Program
- Outreach, education, and recognition

The General Plan calls for annual review by the HPB and Planning Commission, with implementation recommendations forwarded to the City Council for final prioritization.

Analysis

(I) Land Management Code updates

During the December 3, 2025 work session, the HPB expressed consensus on prioritizing the following LMC updates for implementation in 2026:

1) **Illustrate the Land Management Code.** To improve the LMC regulations for new infill development staff proposes to prioritize updating the LMC to include professional illustrations of code requirements to clarify and reinforce standards for new residential infill and compatibility with historic massing, dwelling volume, building height, roof forms, and development on steep slopes.

2) **Establish compatible design standards and financial and regulatory incentives for ski-era historic resources.** The LMC lacks design standards for 1960s and 70s ski era structures and instead requires proposed renovation or rehabilitation of ski era residences to comply with mining era design standards.

This creates challenges when remodeling or updating ski-era structures. The HPB expressed support at the December 3, 2025 meeting to prioritize implementation of incentives and compatible design standards for preservation of 1960s and 70s historic ski-era Structures. Updates to the LMC could include design guidelines for specific 1960s and 70s ski-era architectural styles identified through the Survey process.

As explained in the December 3, 2025 staff report, the Historic Sites Inventory establishes three historic eras: the Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894-1930), Mining Decline & Emergence of Recreation Industry (1931-1962).The Historic Sites Inventory does not include sites with Structures that were built post 1962, even though there are many Structures from the 1960s and 70s that are now over 50 years old. General Plan Strategy 5A (see below section II) specifically calls for surveying Park City's Historic ski era resources to identify additional Historic Resources that may be valuable for preservation and may be eligible for financial or regulatory incentives, such as flexibility of Setback requirements or parking exemptions for property owners that record a facade easement. While potential ski-era resources may be identified and offered incentives for preservation and rehabilitation, they would not be proposed for designation on Park City's Historic Sites Inventory, unless requested by the property owner.

3) **Establish criteria to evaluate applications for Material Deconstruction, Panelization, Lifting, Reconstructing and Demolition**. There are opportunities to update the LMC to incorporate specific review criteria that the HPB can use to make findings to support a decision for approval or denial of an application. In addition to developing criteria related to how a project may impact historic integrity or whether a Site will retain its historic designation with the proposed changes, existing and important details relative to the review of historic preservation projects are found in Chapter 15-15 *Definitions* and should be shifted to Chapter 15-11 to improve efficient application of the LMC.

4) **Require more detailed mitigation plans during construction to prevent damage to Historic resources.** Staff recommends the Historic Preservation Consultant complete research and outline best practices that can be a resource for applicants when submitting plans for work on Historic Structures.

5) **Evaluate streetscape standards and analyze the influence of site design.** During the December 3, 2025 HPB meeting, the HPB conducted a work session on what should be allowed regarding the type and location of fences in the Historic Districts. LMC amendments are in progress to better establish compatibility requirements that support snow storage and removal.

6) **Explore opportunities to incentivize reuse and renovation of Historic Structures**. The HPB expressed support during the December 3, 2025 work session, to research and implement updates to the LMC that would effectively encourage the reuse and renovation of Historic Structure to avoid demolition.

The above actions would be the most impactful and meaningful to achieve the Strategies identified in the 2025 General Plan Implementation Matrix related to updating

the LMC:

Strategy 5I (long-term) calls for establishing a range of options to incentivize the preservation of the documented historic resources associated with the ski era.

Strategy 5O (on-going) calls for regularly assessing and evaluating the Regulations for Historic Districts and Historic Sites in the LMC for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.

Strategy 5P (near-term) calls for refining the LMC based on periodic review of newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.

(II) Research and Document Historic Resources

The General Plan calls for the continuation of documenting and monitoring of Mining Era resources in Park City's residential and business districts, in addition to documenting historic resources from more recent eras, such as the ski era and Olympic legacy era.

The Historic Sites Inventory (HSI) is codified in LMC § 15-11-10 which lists the addresses of Historic Sites and whether they are designated as either Landmark or Significant. Each of the addresses has an associated Historic Site Form which details the history of the site including Sanborn Maps, historic photos, dates of construction and additions, and known details about those who built or occupied the site. The HSI and Historic Site Forms provide valuable context for both Planning Staff and Applicants when reviewing land use applications for Historic Sites. Creating a searchable GIS resource will allow Applicants to easily determine if their property is a Historic Site. The following strategies and actions are recommended for prioritization:

1) Update Historic Sites Inventory and create online GIS resource.
   - Update existing forms to provide additional historical information to further the understanding of the importance and contribution of existing Historic Sites, to Park City's history,
   - Ensure consistency of information provided and provide up-to-date existing conditions of each Historic Site.
   - Identify potential Mining Era resources not currently on the Historic Site Inventory and clarify why they are not included (e.g., removal requested, insufficient documentation, etc.)
   - Streamline the current Historic Sites inventory into an online, searchable database using GIS mapping tools, to be available for the public.
2) Develop a clear understanding of the ski era resources in Park City.
   - *Conduct a Reconnaissance Level Survey and Intensive Level Survey to document ski era resources.*

- *Collaborate with the Park City Museum to research the significance of ski-era resources in Park City and explore ways to commemorate their importance.*
- *Include the newly documented ski-era resources in the online GIS Map*

(III) Outreach, Education, and Recognition

The General Plan calls for continuing to recognize preservation projects, sharing success stories to inspire future efforts, and providing technical resources to property owners. The following actions were highlighted at the December 3rd HPB meeting:

1) Establish an Annual Event

- Expand education, outreach, and recognition efforts by establishing an annual event designed to celebrate exemplary preservation efforts.
- Provide a regular means to educate and inform property owners about the benefits and opportunities of historic preservation.

The HPB currently recognizes exemplary Historic Preservation projects through the annual Historic Preservation Award. The Planning Department commissions an art piece to depict the winning project each year.

In past years, the Planning Department has presented the art piece to the City Council in May, which is national Historic Preservation Month. Planning staff has also prepared a resolution declaring May as Historic Preservation Month in Park City to commemorate the occasion locally.

Staff recommends expanding upon the current commemorative efforts by creating an annual Historic Preservation event or open house during Historic Preservation Month each May. The event could highlight the yearly Historic Preservation Award winner and runners-up, invite members of the public to view the artwork of past award-winning projects on display at City Hall, and showcase the City's past, present, and future Historic Preservation efforts.

This event would also provide the Planning Department an opportunity to engage with members of the community who are interested in Historic Preservation and provide technical resources and education to property owners who may be interested in restoring their Historic properties.

2) Create an online resource, such as an ArcGIS Story Map, to serve as a means for celebrating property owners' ongoing stewardship and preservation of the City's historic resources within the Historic Districts, to include:
   - the purpose of the Historic District Regulations;
   - the process for making modifications to their properties; and
   - the resources available to support property owners in their preservation efforts
3) Creation of a guided walking tour

   Planning staff recommends collaborating with the Park City Museum, Friends of Ski Mountain Mining History (FOSMMH), and other local organizations to create an online walking tour to showcase Historic Sites and preservation efforts within the Old

Town Historic Districts and the Historic mine Sites.

Staff could work with the Museum and FOSMMH to create educational and promotional materials that include details on how Historic mining sites interact with Park City's modern ski resorts. Creation of the guided walking tour could begin after the completion of the reconnaissance-level survey of the City's Historic ski era Sites and resources, and after updating the City's Historic Sites Inventory.

(IV) Protection of Historic Resources from Physical and Environmental Damage

The Planning Commission has identified Historic Preservation Strategy 5K as a priority to implement in 2026, including linking Wildland Urban Interface standards with water-wise standards.

The HPB expressed their support for efforts to establish an annual (or other regular recurring) wildfire mitigation process, and strategies to counteract and prevent vandalism of remote mining sites and structures. Additionally, the HPB expressed support for efforts to protect Old Town's historic resources from wildfire damage through the undergrounding of power lines.

(V) Historic District Grant program updates and other incentives
The 2025 General Plan calls for continuation of the grant program, exploring options for improving the program, and recommends looking into additional incentives. At the December 3,, 2025 work session, the HPB discussed the prioritization of this effort and concurred with staff that work to improve the grant program and research other financial incentives for historic preservation should be a focus in 2026.

- **Strategy 5H:** Continue to incentivize adaptive re-use of historic buildings.

  Action: *Continue to offer the grant program, as well as research, identify, and utilize other financial incentives for historic preservation efforts or adaptive re-use.*

Historic Preservation Board
Staff Report

Subject: 2026 Cindy Matsumoto Historic Preservation Award
Application: GI-25-00584
Author: Jacob Klopfenstein, Planner II
Date: January 7, 2026
Type of Item: Historic Preservation Award

Recommendation

(I) Review the nominees for the 2026 Cindy Matsumoto Historic Preservation Award, (II) open a public hearing, (III) choose up to three awardees, and (IV) select up to two members to serve on an Artist Selection Committee.

Background

In 2011, the City Council adopted Resolution No. 20-11, initiating the Historic Preservation Board's Annual Preservation Award Program. The intent of the award is for the Historic Preservation Board (HPB) to honor a project that demonstrates exemplary implementation of the Regulations for Historic Districts and Historic Sites outlined in Land Management Code (LMC) Chapter 15-13.

Resolution No. 20-11 identifies the following criteria on which the award is based:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

One award is granted an art piece to be commissioned and up to four awards are granted a plaque.

Past Historic Preservation Award winners include:

- 2011: High West Distillery, 703 Park Avenue (artist Sid Ostergaard)
- 2012: Washington School House Hotel, 543 Park Avenue (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main at 515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect Avenue (artist Bill Kranstover)
- 2015: 562 Main Street (artist Cara Jean Means)
- 2016: California Comstock Mill (painting by Hilary Honadel). Additionally, plaques were awarded to 264 Ontario Avenue, 81 King Road, 257 McHenry Street, and 1102 Norfolk Avenue.
- 2017: Egyptian Theatre, 328 Main Street (artist Marianne Cone)
- 2018: Glenwood Cemetery, 401 Silver King Drive (artist Anna Leigh Moore)

- 2019: No projects awarded; program on pause
- 2020: No projects awarded; program on pause
- 2021: No projects awarded; program on pause
- 2022: 1141 Park Avenue (artist Megan McCue). Additionally, plaques were awarded to 803 Norfolk Avenue, 1062 Park Avenue, 227 Main Street, and the Thaynes Mine Conveyor Gallery.
- 2023: King Con Ore Bin (artist Bridgette Meinhold). Additionally, plaques were awarded to the Daly West Headframe and 180 Daly Avenue.
- 2024: 517 Park Avenue (artist Anna Nizhoni). Additionally, a plaque was awarded to 569 Park Avenue.

The owners of the first-place award receive a print of the commissioned artwork. Artwork depicting the above projects is on display on the second level of City Hall:





Figure 1: Artwork depicting past Historic Preservation Award winners is on display on the second floor of City Hall.

Analysis

Staff recommends the HPB choose one awardee for an art piece to be commissioned and up to two awardees for a plaque.

Planning Staff identified the following projects as recommended nominees for the 2026 Annual Cindy Matsumoto Historic Preservation Award. The nominees include examples of Historic Preservation work completed on Historic Sites within Park City that were completed or issued a certificate of occupancy in 2025.

7700 Marsac Avenue – Ontario Mine Water Tank E

7700 Marsac Avenue, also known as the Mine Bench site, is the location of Ontario Mine Shaft No. 3. It is not designated on the Historic Sites Inventory but is identified as a Historic Resource in the Flagstaff Development Agreement Historic Preservation Plan (see July 3, 2024 HPB Meeting Packet, Item 6C; Minutes, p. 10-12). The site received HPB approval for Material Deconstruction of remnant roof materials and stabilization of the water tank in 2024. This project is an example of Embodiment of Historical Context and Excellence in Restoration.



Figure 2: Ontario Mine Bench Water Tank E prior to the restoration.

The Applicant originally proposed attaching cables to the water tank with a large, galvanized plate to spread the load over a larger area, anchoring the cables to the ground with typical power pole guy wire components. However, in working with the contractor, they were able to straighten the water tank and internally brace it. The cables will not be required.

The Board considered recognizing the Ontario Mine Water Tank E last year, but decided that because the wood shingles were not yet installed, it would be more appropriate to consider recognizing the tank after it had been completed.

The wood shingles have now been installed on the roof of the tank, and the project is complete:



Figure 3: Ontario Mine Bench Water Tank E pictured in December 2025, after the current restoration (all photos of the water tank are courtesy of Doug Ogilvy).

1109 Park Avenue

1109 Park Avenue is a Significant Historic Structure originally constructed c. 1895 (Historic Site Inventory Form). The Applicant obtained HPB approval for Material Deconstruction to remove an Accessory Structure and restore the Site to its 1907 form on August 6, 2025 (Meeting Packet, Item 7.A; Minutes, p. 6-13).

The Applicant also obtained HDDR Waiver Letters to replace two doors, install wood columns on the porch, and implement additional landscaping in 2025. This project is an example of Excellence in Restoration.



Figure 4: Historic tax photo of 1109 Park Avenue.


Figure 5: 1109 Park Avenue pictured prior to the 2025 renovation of the Site.



Figure 6: 1109 Park Avenue, pictured in December 2025 after completion of the Applicant's restoration project.

Silver King Coalition Mine – Window Restoration

The Silver King Coalition Mine building is located on Park City Mountain Resort property and is designated a Significant Historic Site (Historic Site Inventory Form). The HPB granted the Friends of Ski Mountain Mining History (FOSMMH) $14,165 on June 30, 2025 (Meeting Packet, Item 7.A; Minutes, p. 2-4) to help fund cleaning and prep work for a window restoration project at the Silver King Coalition Mine site.

FOSMMH restored 1,384 window panes on the interior and exterior of the building, including some window openings that had been covered with tin. FOSMMH also installed security measures behind the first-floor window panes to prevent trespassers from entering the building.

FOSMMH completed the restoration project in September 2025. This project is an example of Excellence in Restoration and Embodiment of Historical Context.

The photos below, provided by FOSMMH, illustrate the condition of the Silver King Coalition Mine building before and after the window restoration project.



Figure 7: Silver King Coalition Mine building prior to 2025 window restoration project.



Figure 8: Silver King Coalition Mine building after completion of window restoration project in September 2025.



Figure 9: FOSMMH installed custom security grids on first-floor windows of the Silver King Coalition Mine building as part of a window restoration project completed in September 2025.

Artist Selection Committee

Staff recommends the HPB select up to two members to form an Artist Selection Committee. The Committee will also include one member of the Public Art Advisory Board (PAAB) and one Historic Preservation Planner.

Following the selection of the 2025 awardee, staff will release a request for proposals for the creation of the winning property's art piece. Interested artists will be asked to submit up to ten images of previous artwork, a resume, and supporting materials such as articles and letters of support. The Committee will invite interested finalists to interview with the Committee in early 2026. The Committee will then select one artist to create one art piece honoring the first-place Historic Preservation Award recipient that will be presented to the City Council in May in honor of Historic Preservation Month and then permanently displayed at City Hall.

The time commitment for the Artist Selection Committee to interview and select an artist to create the piece is expected to be between 3 and 5 hours.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

The HPB may:

- Award one winner and up to three runners-up for the 2026 Cindy Matsumoto Historic Preservation Award,
- Reject all nominees and decline to give an award, or
- Continue the discussion to a date certain.

Historic Preservation Board
Staff Report

Subject: **Thaynes Hoist House**
Application: **PL-25-06705**
Author: **Elissa Martin, Planning Project Manager**
Date: **January 7, 2026**
Type of Item: **Historic District Grant Application**

Recommendation
(I) Review and score the Historic District Grant Application for the Thaynes Hoist House, (II) open a public hearing, and (III) determine whether a grant should be awarded.

Description

Applicant:	Morgan Pierce of the Park City Historical Society and Friends of Ski Mountain Mining History
Location:	PCA-S-98-PCMR-1
Zoning District:	Recreation Open Space (ROS)
Adjacent Land Uses:	Ski Resort and Open Space
Reason for Review:	The Historic Preservation Board reviews and decides on Historic District Grant funding requests under $25,000.

HDDR	Historic District Design Review
HPB	Historic Preservation Board
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
The Park City Historic Society and Friends of the Ski Mountain Mining History (FOSMMH) submitted a Historic District Grant Application to support the Thaynes Mine Site Hoist House Structural Repairs planned as part of the overall Thaynes Mine Site Restoration Project. The estimated cost of the scope of work for this grant is $49,900 and the funding request is $24,950. See the estimated cost breakdown in Exhibit B, Historic District Grant Application, and the full project description and plans in the January 2, 2026 Historic District Design Review (HDDR)-pre application waiver letter (Exhibit C).

The Thaynes Mine Hoist House, Conveyor Gallery, and Fire Hydrant Shack are designated Historic Structures on Park City's Historic Sites Inventory, making up the Significant Historic Site.[1] The proposed scope of work includes the following:

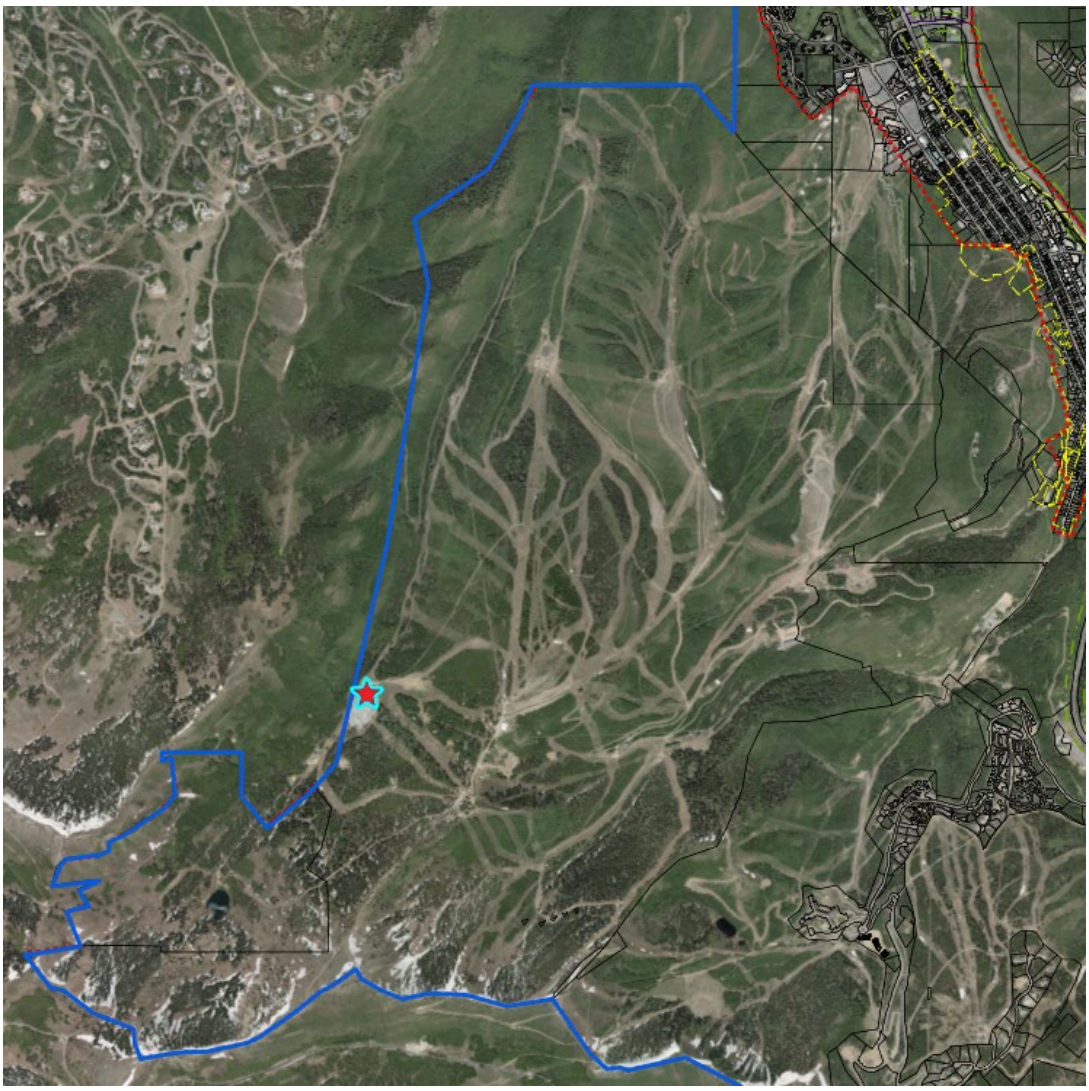
- Straighten and reinforce the Hoist House walls

[1] LMC § 15-11-10

- Construct a new steel roof to withstand snow loads
- Repair and replace broken window panes with steel security grids
- Rebuild the historic skier subway garage door façade
- Protect the shaft tower with a weatherproof enclosure

Background

The Thaynes Mine Site is located at the southeast corner of Park City Mountain Resort.



The Hoist House, Headframe, and Watchman Tower are pictured below in good condition in 2009.



Figure 1: Thaynes Hoist House and Headframe, pictured in 2009

On August 7, 2024, the Historic Preservation Board (HPB) approved the Material Deconstruction of the historic roof materials of the Hoist House, including the roof materials of the later additions to the Hoist House, after the roof collapsed due to heavy snow loads in the winter of 2023 (Exhibit D).



Figure 2: Image showing snow damage of Spring 2024

The 2015 Preservation Plan for Selected Historic Mining Resources at Park City Mountain Resort identifies the Thaynes Mine Hoist House and Conveyor Gallery as

priority sites for preservation and restoration. The FOSMMH completed rehabilitation of the Conveyor Gallery in 2020. The next phase of the restoration effort is focused on the Hoist House.

The August 7, 2024 HPB Final Action Letter includes the following conditions of approval:

- Exterior and interior photos showing the existing conditions of the Hoist House, including the 1937 form and later additions.
- As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the Hoist House drawn at quarter-inch scale, including the 1937 form and later additions.
- An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building, including the 1937 form and later additions.
- Completion of an engineer's report outlining required stabilization for the rehabilitation of the Hoist House, including the 1937 form and later additions, submitted for Chief Building Official and Planning Director review.
- Construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
- Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.

At the February 5, 2025 HPB meeting the Applicant provided an update on the roof project and status of the above conditions of approval (Packet, Item 8.B; Minutes, p.24), which included the exterior and interior photos, an evaluation of existing materials and construction details, an update on the Physical Conditions, and the Engineer's Report (Exhibit E).

Subsequently, the Applicant submitted a HDDR-Pre Application for the Thaynes Mine Site to repair the Mine Site Hoist House, Garage Door Façade, Shaft Tower, Watchmen Shed and Fire Hydrant Shed, and Ore Shed Façade. The HDDR-Pre submittal included the remaining items listed in the above conditions of approval, including a Historic Preservation Plan, as-built drawings, and construction drawings. On January 2, 2026 the Planning Director issued a HDDR-Pre waiver letter for the proposed work, as described in the Thaynes Mine Preservation Project Description and Plans attached to the waiver letter as Attachment 1 and 2 respectively (Exhibit C).

Historic District Grant Background:
Since 1987, the City has awarded hundreds of thousands of dollars to rehabilitate and preserve Significant and Landmark Historic Structures and Sites through the Historic District Grant Program (HDGP), which is designed to:

> *Financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structure and Sites to create a community that honors its past and encourages Historic Preservation*.

The Board may award up to $127,136 FY26 for both emergency and competitive grants from the funding sources below:

- Lower Park RDA: $50,000
- Main Street RDA: $30,000
- Citywide (General Fund): $47,136

The Thaynes Mine Site is not within an RDA and therefore the funding for this grant would be sourced from the Citywide General fund. This is the first grant application submitted in FY26 for this fund; if the funding request for $24,950 is approved, there would be a remaining balance of $22,186 in the FY26 Citywide fund.

The City provides up to a 50% matching grant for eligible work that may include but is not limited to:

- Painting Exterior
- Repairing/restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Electrical updating
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features

Ineligible work includes but is not limited to:

- Acquisition costs
- New additions
- Landscaping/flatwork
- Interior remodeling/new finishes
- Interior paint

The Criteria Evaluation below was provided to the Applicant through the HDGP Application. Staff requests the Board please review and score the request prior to the public meeting and determine whether the Applicant qualifies for an award.

Criteria Evaluation	Scoring Value
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way.	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored
Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.	0: No proposed improvements 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
Proposed design and scope of work uses best practices for the treatment of historic materials.	0: None 1: Insufficient 2: Average 3: Above average 4: Exceeds expectations
The historic features and elements of the structure and/or site will be enhanced by the proposed work.	0: Minimally enhanced 1: Generally enhance 2: Exceeds expectations
Proposed work facilitates reversal of non-historic elements or alterations.	0: None 1: Some 2: Exceeds expectations *Note: If no non-historic elements or alterations are present mark N/A.
Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.	0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations

Analysis

According to the Historic Sites Inventory form, the Hoist House is a steel structure with concrete floors, which housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. The building is in poor condition with broken windows, sections in various states of collapse, and no roof.

The Historic District Grant of $24,950 would support stabilization of the 1937 Hoist House Structure with reinforced walls, new concrete pads, repaired windows, entry door, the reconstruction of the 1937 roof form, and installation of security equipment. The diagram below is from the *Preservation Plan for Selected Historic Mining Resources at Park City Mountain Resort* with staff's mark up to show the later additions (post 1937) to the Hoist House shaded in grey that are not proposed for rehabilitation at this time.

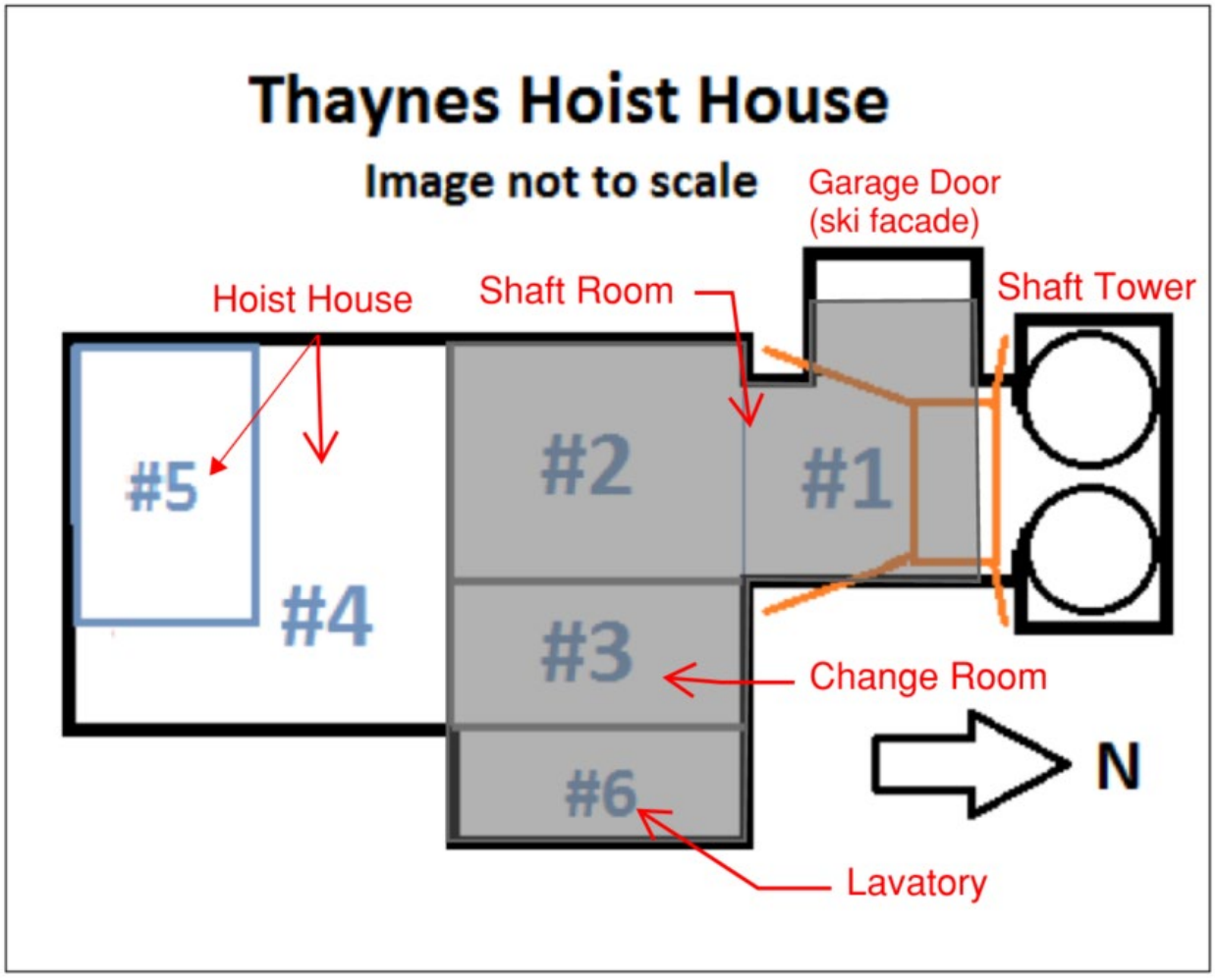


Figure 3: Diagram of Hoist House taken from the SWCA Preservation Plan

The Planning Director and Chief Building Official reviewed the Engineer's Report, Physical Conditions report and Historic Preservation Plan (HDDR-Pre Project Description) and approved the restoration work. The work items are eligible for Historic District Grant funding, according to the Grant Program requirements.

Department Review
The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice
Staff published notice on the City's website and the Utah Public Notice website on December 23, 2025. The *Park Record* published courtesy notice on December 24, 2025.[2]

Public Input
Staff did not receive any public input at the time this report was published.

Alternatives
The HPB may:

- Approve the Historic District Grant award for the Thaynes Mine Hoist House.
- Deny the Historic District Grant award for Thaynes Mine Hoist House.
- Request additional information and continue the discussion to a date certain.

Exhibits
A: Draft Final Action Letter
B: Historic District Grant Application
C: HDDR Pre-Application Waiver Letter, Project Description and Plans
D: 2024 HPB Final Action Letter
E: Engineer's Report

[2] LMC § 15-1-21

Planning Department

January 7, 2026

Park City Historical Society and
Morgan Pierce

CC: Friends of Ski Mountain Mining History

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	PCA-S-98-PCMR-1
Zoning District:	Recreation Open Space (ROS)
Application:	Historic District Grant
Project Number:	PL-25-06705
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 7, 2026
Project Summary:	The Applicant requests a $24,950 Historic District Grant to complete repairs of the Thaynes Hoist House 1937 form, garage door façade and shaft tower.

Action Taken

On January 7, 2026, the Historic Preservation Board conducted a public hearing and determined a $24,950 Historic District Grant should be awarded to the Park City Historical Society and Friends of Ski Mountain Mining History for restoration work of the Thaynes Hoist House and facade of the Historic ski era addition:

Background

1. On August 7, 2024, the Historic Preservation Board approved the Material Deconstruction of the historic roof materials of the Hoist House, including the roof materials of the later additions to the Hoist House, after the roof collapsed due to heavy snow loads in the winter of 2023.
2. On January 2, 2026 the Planning Department issued a Historic District Design Review-Pre Application waiver letter for the proposed Thaynes Mine Site Restoration scope of work.

Findings of Fact

1. The Thaynes Mine Hoist House, Conveyor Gallery, and Fire Hydrant Shack are designated Historic Structures on Park City's Historic Sites Inventory, making up the Significant Historic Site.
2. The Applicant submitted a Historic District Grant Application in Fiscal Year 2026, Quarter 1 to assist with the cost of restoration efforts of the Thaynes Hoist House and ski façade addition, specifically to:
   - Straighten and reinforce the Hoist House walls
   - Construct a new steel roof to withstand snow loads
   - Repair and replace broken window panes with steel security grids
   - Rebuild the historic skier subway garage door façade
   - Protect the shaft tower with a weatherproof enclosure
3. The total cost of the scope of work described in the Historic District Grant Application is $49,900 and the funding request is $24,950.
4. The grant funding will be sourced from the Citywide General fund.

Conclusions of Law

1. The Historic Preservation Board determined the grant request qualifies for a Historic District Grant award in the amount of $24,950.

Conditions of Approval

1. Improvements shall be completed in compliance with the Secretary of the Interior's Standards for Rehabilitation and the Conditions of Approval of the Historic District Design Review-Pre Application waiver letter, dated January 2, 2026.
2. The grantee shall maintain the architectural significance of the structure, retain and/or restore the historic character of the structure, preserve the structural integrity of the structure, and perform normal maintenance and repairs.
3. The grantee shall complete the work funded by the Historic District Grant within two years of Building Permit issuance.
4. The Applicant shall submit a photograph of completed work to Planning staff.
5. The grantee shall submit proof of payment to the Planning Department for disbursement of funds within 30 days of final inspection.
6. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.



Planning Department

If you have questions, concerns, or comments, please contact the project planner at elissa.martin@parkcity.gov or 435-699-7741.

Sincerely,

Douglas Stephens, Historic Preservation Board Chair

HISTORIC DISTRICT GRANT PACKET

FISCAL YEAR 2026
QUARTER ONE
JULY 1, 2025 – SEPTEMBER 30, 2025

THIS APPLICATION CYCLE IS NOT RETROACTIVE FOR WORK ALREADY COMPLETED.

INFORMATION GUIDE AND APPLICATION

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.

HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

MISSION STATEMENT:

The Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City's Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

ELIGIBILITY:

Property owners of Significant or Landmark Historic Sites on Park City's Historic Sites Inventory may apply for a 50% matching competitive grant. Eligible work may include interior and/or exterior repair, Preservation, Rehabilitation, or Restoration, including Historic Architectural features and structural elements, as well as mechanical systems.

Depending on the existing conditions and specific project scope, some examples of eligible work include, but are not limited to:

- Repairing/Restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Painting exterior
- Electrical updating*
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features

Ineligible Work includes, but is not limited to:

- Acquisition costs
- New additions
- Landscaping/flatwork
- Interior remodeling/new finishes
- Interior paint

EMERGENCY GRANT

Property owners may apply for an emergency grant up to $5,000 for Emergency Repair Work defined in the Land Management Code as:

- *Work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site. The scope of the approval for emergency repair work shall only be to the extent related to stabilizing or repairing the emergency situation.**

**The approvals for emergency repair work shall be limited to the scope of the emergency work.*

COMPETITIVE GRANT

Property owners may apply for a competitive grant of up to 50% of the cost to preserve, rehabilitate, or restore a Historic Structure:

- ***Preservation:*** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Historic Property. Work, including preliminary measures to protect and stabilize the Property, generally focuses upon ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*
- ***Rehabilitation:*** *The act or process of making possible a compatible Use for a Property through repair, alterations, and additions while preserving those portions or features which convey its Historical, cultural, or architectural values.*
- ***Restoration:*** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from* the restoration period.

Application:

Applications may be submitted to the Planning Department June 25, 2025 through September 30, 2025. Applications are submitted for Historic Preservation Board for review at their next regularly scheduled meeting, held on the first Wednesday of each month in Park City Council Chambers, 445 Marsac Avenue.

Work proposed to be completed with grant funds must be completed within one year of approval.

Submit paper applications to the Planning Department in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:
Park City Municipal Corporation
ATTN: Park City Planning Department
PO Box 1480
Park City, UT 84060

Email applications to planning@parkcity.org. Note we cannot accept emails 8MB or larger. Larger files must be sent through a file sharing service

HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION

For Office Use Only

ADMINISTRATIVE REVIEW	PROJECT PLANNER	APPLICATION #
APPROVED		DATE RECEIVED
AMOUNT		EXPIRATION
DENIED		BLDG PERMIT

PROJECT INFORMATION

NAME:
Thaynes Mine Preservation Project: Hoist House Restoration

ADDRESS: **40°37'31"N 111°32'21"W**

TAX ID: _____ OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: **PARK CITY HISTORICAL SOCIETY dba FRIENDS OF SKI MOUNTAIN MINING HISTORY**
MAILING ADDRESS: [redacted]
PHONE #:
EMAIL:

APPLICANT REPRESENTATIVE INFORMATION

NAME:
PHONE #:
EMAIL:
PRIMARY ADDRESS: [redacted]

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.

SUBMITTAL REQUIREMENTS

1. Completed and signed ***Historic District Grant Application***.
   a ***Included***
2. Written ***Project Description*** describing the proposed scope of work, detailed specifications, and the reason for applying for a Historic District Grant.
   a ***Included***
3. Submittal of a ***Cost Estimate*** for the proposed work.
   a ***Attached***
4. ***Breakdown of Proposed Work and Estimated Costs*** of the proposed eligible improvements (page 6).
   a ***Included***
5. ***Proposed Timeline*** of the proposed project (page 8).
   a ***Included***
6. ***Historic District Design Review*** approval letter. Please contact the Planning Department if this has not been completed. The grant application will not be accepted without this approval letter. See January 2, 2026 HDDR Pre-Application Waiver Letter
   a ~~**August 7, 2024 HPB Final Action Letter of EOSMMH's HDDR application for Thaynes is sufficient to support the completion of the Hoist House Repairs.**~~
7. Schematic, conceptual ***Drawings*** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
   a ***Attached***
8. ***Color Photographs*** of existing conditions. Include a general view of the building and setting, including the building in the context of the streetscape; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.
   a ***Attached***

See January 2, 2026 HDDR Pre-Application Waiver Letter

PROJECT DESCRIPTION

Project Overview

The Thaynes Mine Complex, built in 1937 by the Silver King Coalition, is one of Park City's most iconic reminders of its transition from mining town to ski destination. The site once featured a hoist house, shaft tower, conveyor, and other facilities that supported both mining and, later, one of the world's most unique ski lifts—the underground "Skier Subway" of the 1960s.

Today, the Thaynes Mine is among the last major historic mining structures on Park City Mountain awaiting preservation. Its Hoist House—central to both the mining and skiing stories—is in urgent need of stabilization and repair following years of weather damage and recent record snowfalls.

Why This Project Matters

- **Heritage Tourism:** Thaynes Mine is featured in Park City Museum's guided hikes and Park City Mountain Resort's Silver to Ski tours. Preserving the Hoist House ensures future generations of skiers, hikers, and bikers can experience this living history.
- **Historic Significance:** The Hoist House housed the Nordberg Electric Hoist that once lifted miners—and later skiers—1,800 feet to the surface.
- **Community Pride:** The Thaynes Mine tells the story of Park City's evolution from a silver mining town to a world-class ski destination.
- **Urgency:** Severe snow loads in 2022–2023 caused structural damage. Without immediate intervention, this irreplaceable site risks further collapse.

Proposed Project Scope

- **Hoist House Structural Repairs (2026):**
  - Straighten and reinforce the Hoist House walls
  - Construct a new steel roof to withstand snow loads
  - Replace 487 broken window panes with metal mesh
  - Rebuild the historic skier subway garage door façade
  - Protect the shaft tower with a weatherproof enclosure

Reason for Applying for Historic District Funding:

The project aligns with the Historic District Grant's goals by protecting a key cultural resource within the Park City Historic District and making it accessible and engaging to

the public. This investment in preservation and storytelling ensures the site remains a meaningful part of Park City's living heritage for future generations.

Park City Municipal Corporation and Friends of Ski Mountain Mining History have secured funding for initial stabilization, asbestos abatement, and engineering studies. **We are now seeking support for the critical Hoist House preservation phase**—the centerpiece of the Thaynes Mine complex and a cornerstone of Park City's heritage tourism future.

Community Impact

When restored, visitors will:

- Peer through newly restored windows into the historic hoist room.
- Stand at the opening where mining turned into skiing – transforming Park City forever
- Experience guided tours led by the Park City Museum, with future expansion to audio-assisted mobile guides (like TravelStorys).

The project creates **adaptive reuse** of a historic site, blending preservation with public engagement and tourism.

The Thaynes Hoist House is more than a building—it is the link between Park City's mining roots and its rise as a world-class ski town. With funding support, we can protect this landmark, open it for public interpretation, and ensure that its story continues to inspire visitors for generations to come.

Submittal of a *Cost Estimate* for the proposed work - ATTACHED

HOIST HOUSE STRUCTURAL UPGRADES & COSTS

DESCRIPTION/NOTES	UNIT	UNIT COST	QUANTITY	TOTAL COST
New Steel Structure	Lbs	$4.50	18000	$81,000.00
Misc. Steel & Labor	LIs	$10,000.00	1	$10,000.00
Installation of salvaged tin roof	SF	$2.00	2000	$4,000.00
Repair of damaged exterior walls	SF	$4.00	2600	$10,400.00
Repair of concrete stem walls	LS	$2,000	1	$2,000.00
New concrete pads	LS	$1500	1	$1,500.00
Dismantle & Stabilize - Entry Door	LS	$10,000	1	$10,000.00

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.

Security System	LS	$12,000	1	$12,000.00
			Subtotal:	$143,400.00
		Contingency	18%	$25,812.00
		Contractor OH and Profit	8%	$11,472.00
		General Conditions	10%	$14,340.00
		Total:		**$194,994.00**

BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	OWNER'S PORTION	CITY'S PORTION	ESTIMATED TOTAL COST
HOIST HOUSE – Misc Steel and Labor	$5,000	$5,000	$10,000
HOIST HOUSE – Installation of Roof	$2,000	$2,000	$4,000
HOIST HOUSE – Repair Exterior Walls	$5,200	$5,200	$10,400
HOIST HOUSE - Repair Concrete Walls	$1,000	$1,000	$2,000
HOIST HOUSE – New Concrete Pads	$750	$750	$1,500
HOIST HOUSE – Entry Door	$5,000	$5,000	$10,000
HOIST HOUSE – Security	$6,000	$6,000	$12,000
TOTAL	**$24,950**	**$24,9500**	**$49,900**

Grant Request: $_24,950_____ (This amount is reimbursable)

Match: $_24,950_____ (Same amount as Grant Request)

Total Project Budget: $_49,900_____(Grant Request + Local Match)

Match Source:

- **SUSTAINABLE TOURISM GRANT ($20,000 secured)**
- **PROMONTORY FOUNDATION GRANT ($10,000 secured)**
- **NOTE:** The remaining costs associated with the Thaynes Preservation Project have been secured in partnership with Park City Municipal Corporation with a $200,000 grant from Summit County.

Match Type: **GRANT**

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.

PROPOSED TIMELINE

TASK	TIMETABLE
Phase V - Construct repairs of **hoist house**, garage door facade, shaft tower, and watchman shed	Q2-Q3 2026

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: Morgan Pierce

Name of Applicant: **MORGAN PIERCE**

Mailing Address: [redacted]

Phone: [redacted]

Email [redacted]

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below-described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: _____

Mailing Address: _____

_____

Street Address/ Legal Description of Subject Property:

_____

_____

Signature: _____ Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.

If you have questions regarding the requirements on this application or submittal process, please email planning@parkcity.org or call 435-615-5060.

3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

Anticipated STRUCTURAL UPGRADES & COSTS

Description of Work	unit	unit cost	quantity	cost	Notes
HOIST ROOM BUILDING					
New Steel Structure	Lbs.	$4.50	18000	$81,000	Unit pricing includes fabrication & erection
Misc. Steel & Labor	LS	$10,000.00	1	$10,000	Allowance for unforseen conditions & misc connections
1-5/16" x 22 gage steel deck	SF	$6.50	2000	$13,000	
Installation of salvaged tin roof???	SF	$2.00	2000	$4,000	Assuming we have enough existing material
Repair of damaged exterior walls	SF	$4.00	2600	$10,400	
New concrete pads	LS	$2,000.00	1	$2,000	
Repair of concrete stem walls	LS	$1,500.00	1	$1,500	
Dismantle & Stabilize - Entry Door	LS	$10,000.00	1	$10,000	Best Guess, Not yet designed
Covered Security Structure - Mine Shaft Car Area	LS	$12,500.00	1	$12,500	Best Guess, Not yet designed
			Sub Total:	**$ 144,400**	

Contigency:	18%	$	25,992
Contractor's OH & Profit:	8%	$	11,552
General Conditons:	10%	$	14,440
	TOTAL:	**$**	**196,384**

Other Items Not Included

Added cost for delivery of materials?
Replacement of Windows
Repair and Reattachment of Wall Siding
Weatherproofing/Flashing
Additional Demolition
Clean Up

AGREEMENT
REGARDING STABILIZATION AND OTHER WORK AND REPAIRS
(Silver King Coalition and Thaynes)

This Agreement ("Agreement") is made by and between United Park City Mines Company LLC and TCFC PC LeaseCo LP ("Consentors"), and the Park City Historical Society, Inc. dba Friends of Ski Mountain Mining History ("Requestor"), regarding the Requestor's request for permission to enter the sites of the Silver King Coalition and Thaynes mine buildings (the "Sites") for the exclusive purpose of conducting stabilization of those buildings and other work and repairs.

1. Consentors, without representations or warranties of any kind or nature and only to the extent of its respective rights and interests, if any, as may be necessary for the performance of the Work (defined below), hereby give permission to the Requestor and their agents, representatives and other parties performing the Work including, but not limited to, employees, environmental consultants, volunteers, and/or contractors or subcontractors (collectively, the "Performing Parties") to enter upon the Sites to perform the Work.

2. The permission provided by Consentors under this Agreement is for the following activities that may be performed by the Performing Parties ("Work").

a. Silver King: (i) repairs to the roof, (ii) repairs to the windows, (iii) repairs to the exterior walls, (iv) general cleanup of the interior, (v) removal of the wood floor in the machinery and blacksmith rooms, and (vi) and installation of a crushed rock floor and a security system, together with other tasks required within, or incident to, the foregoing.

b. Thaynes: (i) plug the shaft, (ii) removal of the roof over the hoist house and shaft room, (iii) stabilization of the hoist house and shaft room walls, (iv) hoist house asbestos abatement, (v) investigation of the hoist house to determine repairs/improvements required to support a replacement roof, (vi) construct such repairs/improvements and new roof, and (vii) perform a general cleanup of the site, together with other tasks required within, or incident to, the foregoing.

3. The Performing Parties shall: (i) be solely responsible to obtain all permits, licenses, consents, approvals and authorizations of any kind or nature that may be required in connection with the Work and activities contemplated under this Agreement, (ii) perform the Work and activities contemplated under this Agreement in compliance with all applicable laws, ordinances, regulations, and any other legal requirements, and (iii) add Consentors and as additional named insureds on a primary and non-contributory basis on its liability policy related to this Agreement.

4. The Performing Parties shall enter upon the Sites and perform the Work and activities contemplated under this Agreement at their sole risk, responsibility and expense, and neither Consentors nor any related party or person shall be responsible or liable for any injury, damage, expense, claim or loss arising out of or in connection with the Work or activities contemplated under this Agreement.

5. The Requestor agrees to (i) indemnify, defend (with counsel selected by Consentors) and hold harmless Consentors and any related parties from and against any and all damages, losses, expenses, liabilities, claims, or causes of action arising out of, or related to, the acts or

omissions of the Performing Parties in connection with the Work and activities contemplated under this Agreement, and (ii) immediately cause to be removed, any mechanics lien. Notwithstanding the foregoing: (a) the filing of a notice of commencement under Utah Code Ann. §§ 38-1b-201 *et seq.* by any of the Performing Parties shall not be construed as a mechanics lien; and (b) in lieu of removing any mechanics lien, Requestor shall be permitted, in its discretion, to provide alternate security in accordance with Utah Code Ann. §§ 38-1a-804 *et seq.*

6. If the Requestor is self-performing any of the Work, it will secure and maintain the insurance outlined in, and will be bound to the indemnification provisions contained in, the attached Addendum which is hereby incorporated herein. If the Requestor contracts with third parties to perform any of the Work, Requestor will require all such parties to sign the Addendum and procure and maintain the insurance coverages outlined in the attached Addendum. Prior to commencement of the Work, certificates of insurance naming the Consentors and any other parties identified by Consentors as additional insureds must be presented to Consentors.

7. This Agreement shall expire upon the completion of the Work. However, Requestor shall require the parties performing the Work, including contractors and subcontractors hired by Requestor and/or contractors of any tier to (i) maintain insurance coverage for products-completed operations through the expiry of the applicable statute of limitations, and (ii) be bound by the indemnity obligations under this Agreement and/or the Addendum (as applicable).

United Park City Mines Company LLC

By: _____ Date: 10/8/2024
Authorized Representative

TCFC PC LeaseCo LP

By: _____ Date: 10/8/2024
Authorized Representative

Park City Historical Society, Inc. dba Friends of Ski Mountain Mining History

By: Morgan Pierce Date: 10-9-2024
Its: Executive Director

ADDENDUM TO AGREEMENT REGARDING STABILIZATION AND OTHER WORK AND REPAIRS - SILVER KING COALITTION AND THAYNES
(Capitalized terms not defined herein have the meaning as defined in the Agreement)

INSURANCE

Prior to the commencement of any Work under the Agreement, and until completion thereof, the Performing Parties shall at their sole expense maintain the following insurance and furnish to Consentors certificates of insurance reflecting coverage as follows:

A. Workers Compensation Insurance in accordance with applicable law including Employers Liability Insurance ($1,000,000 limit). The Performing Parties waive all claims or rights to recover against Consentors.

B. Commercial General Liability Coverage Form (ISO CG 00 01) insurance or equivalent with a Section I limit of not less than $1,000,000 per occurrence Coverage A, $1,000,000 Coverage B, $2,000,000 general aggregate, and $2,000,000 products-completed operations aggregate. The general aggregate limit must apply per Site. Coverage shall include:

1. Bodily Injury and Property Damage Liability including explosion, collapse, and underground hazard.
2. Premises-Operations Liability
3. Products-Completed Operations Hazard Liability for the period of applicable statute of limitations.
4. Personal Injury Liability
5. Liability arising out of acts or omissions of subcontractor(s) and sub-subcontractor(s) including injury to their employees.
6. Coverage must be endorsed to include the Consentors and their managers, officers, directors, partners, representatives, agents, and employees on a primary and noncontributory basis as respects any other valid and collectible insurance available to the additional insureds. ISO CG2010 or CG2026, CG2037, CG 2038, CG 2040 and CG2001 or their equivalent must be attached to CG 00 01 or its equivalent.
7. Coverage provided the additional insureds must not exclude injury to employees of any Performing Party.
8. ISO CG2133, CG2134, CG2139, CG2142, CG2144, CG2149, CG2155, CG2165 or CG2294 or their equivalent must **not** be attached to CG 00 01 or its equivalent.
9. Coverage shall be provided on an occurrence basis.
10. Coverage must include ISO CG 00 01 or its equivalent Separation of Insureds condition.

C. Business Auto Coverage Form (ISO CA 00 01) insurance or its equivalent covering bodily injury and property damage arising out of the ownership, maintenance or use of all owned, non-owned, and hired autos with Section II Liability Coverage limit of not less than $1,000,000 dollars each accident.

D. All insurers must be admitted and authorized to do business in Utah and have an A.M. Best rating of at least A-VIII.

E. Performing Parties will e-mail a copy of any cancellation or nonrenewal notice received on any insurance listed on the certificate(s) of insurance to Consentors within 2 business days of receipt of such notice.

F. Performing Parties will e-mail to Consentors a notice of intent to cancel any insurance listed on the certificate(s) of insurance with 30 days advance notice of such intent to cancel.

G. The type or limit of insurance coverage contained in the aforementioned insurance coverages shall not be construed to be a limitation of the liability on the part of the Performing Parties.

H. If any of the above insurance contains a deductible(s), the Performing Parties shall be solely responsible for such deductible(s). The Consentors shall in no way be liable for any sums of money which represent a deductible.

I. Any type of insurance or any increase of limits of liability which the Performing Parties purchases will be at its own expense.

J. The carrying of the insurance described shall in no way be interpreted as relieving the Performing Parties of any responsibility of liability under this contract.

K. The Performing Parties waive Rights of Recovery against the Consentors for any loss to its owned, rented or borrowed real or personal property.

L. Should the Performing Parties engage a subcontractor(s), all the insurance and indemnification requirements of this Addendum shall apply to each such subcontractor(s) and sub-subcontractor(s).

INDEMNIFICATION

To the fullest extent permitted by law, the Performing Parties shall indemnify, hold harmless and defend Consentors (with counsel selected by Consentors) and their respective managers, officers, directors, partners, representatives, agents, and employees from and against any and all claims, suits, liens, judgements, liabilities, damages, losses and expenses, including legal fees, arising in whole or in part and of any kind or nature from injury to or death of any person or damage to or loss of use of any property resulting from the acts or omissions of the Performing Parties (including any subcontractor, a sub-subcontractor, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable), in connection with the Work. The indemnity obligations survive the completion of the Work or termination of the Agreement.

Consentors

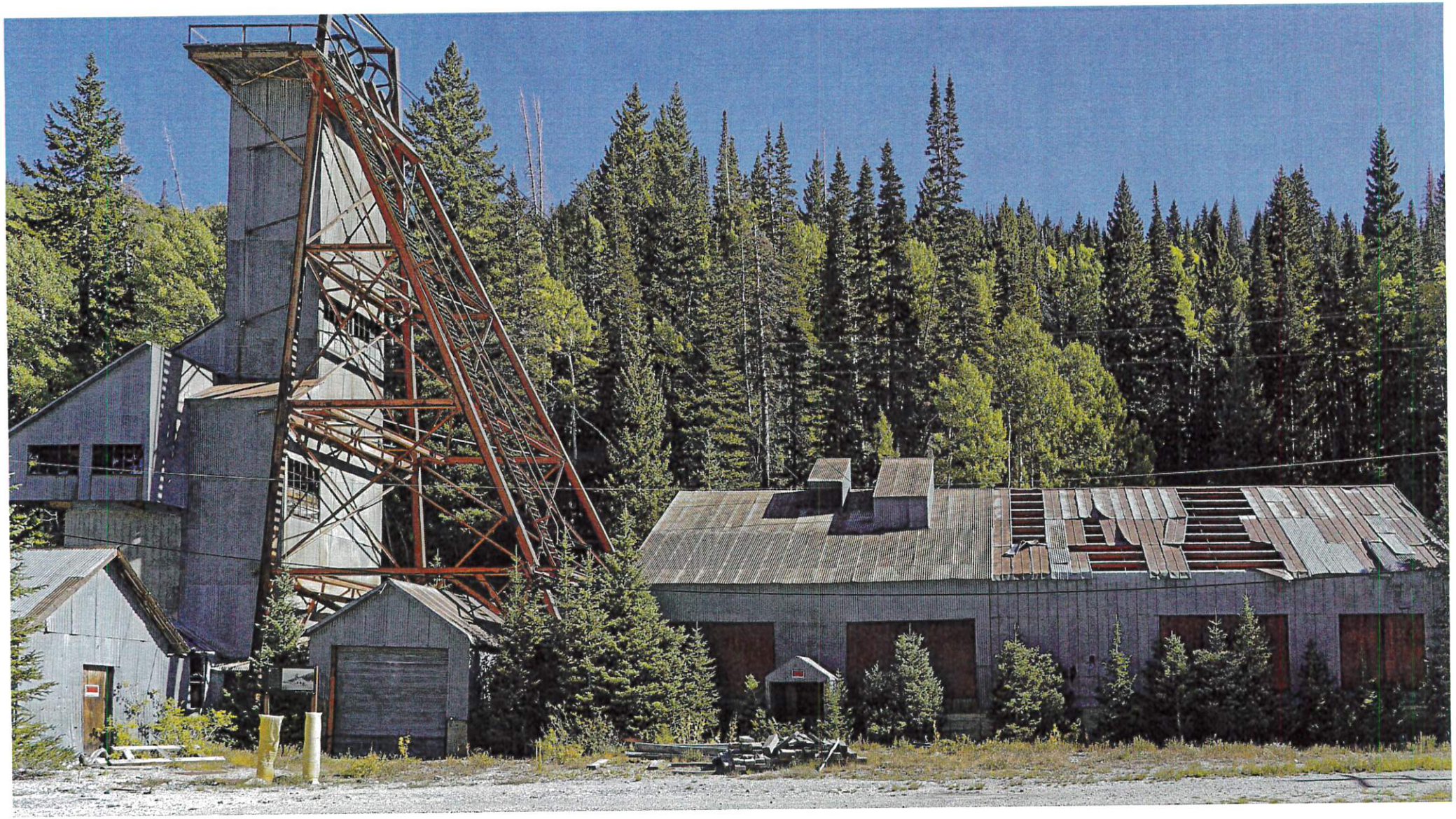
Authorized Consentors Signature

Authorized Consentors Signature

Performing Parties

Morgan Pierce

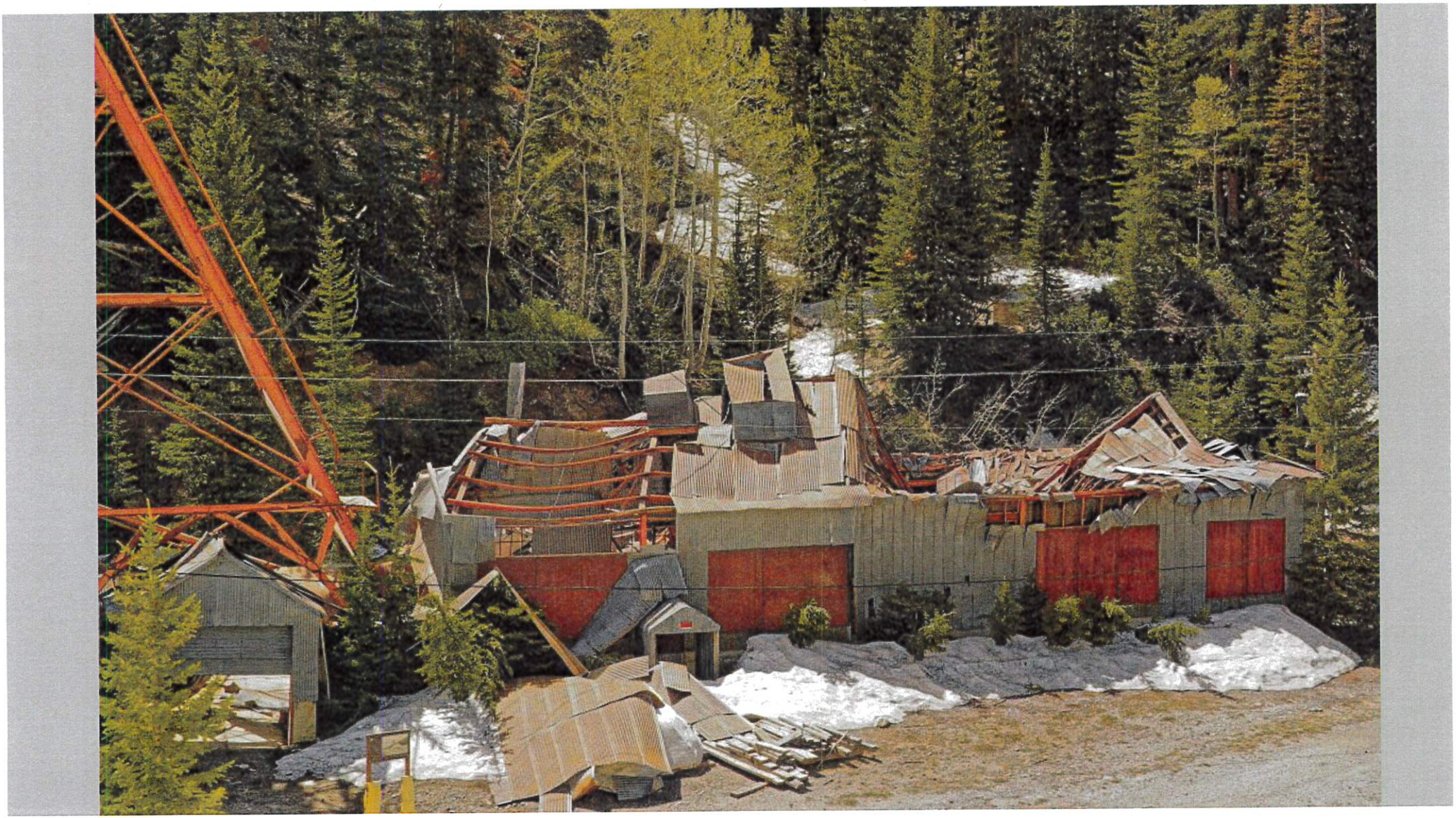
Authorized Performing Parties Signature









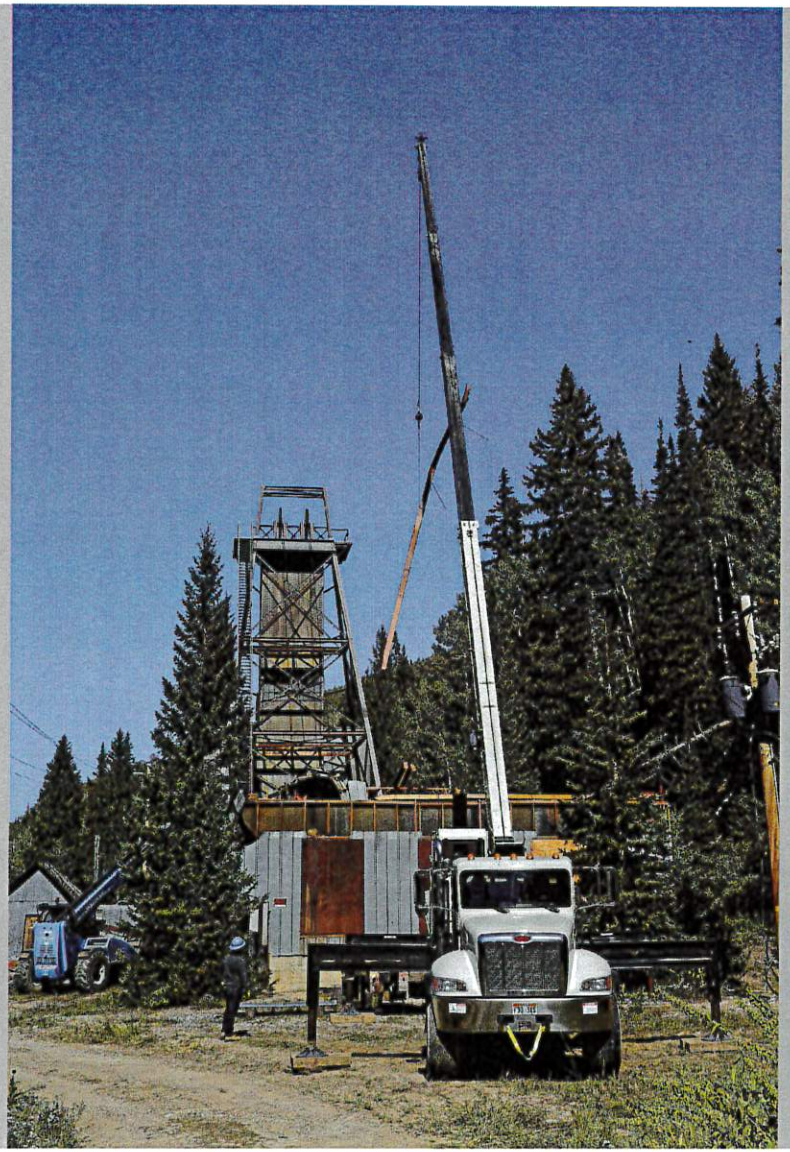








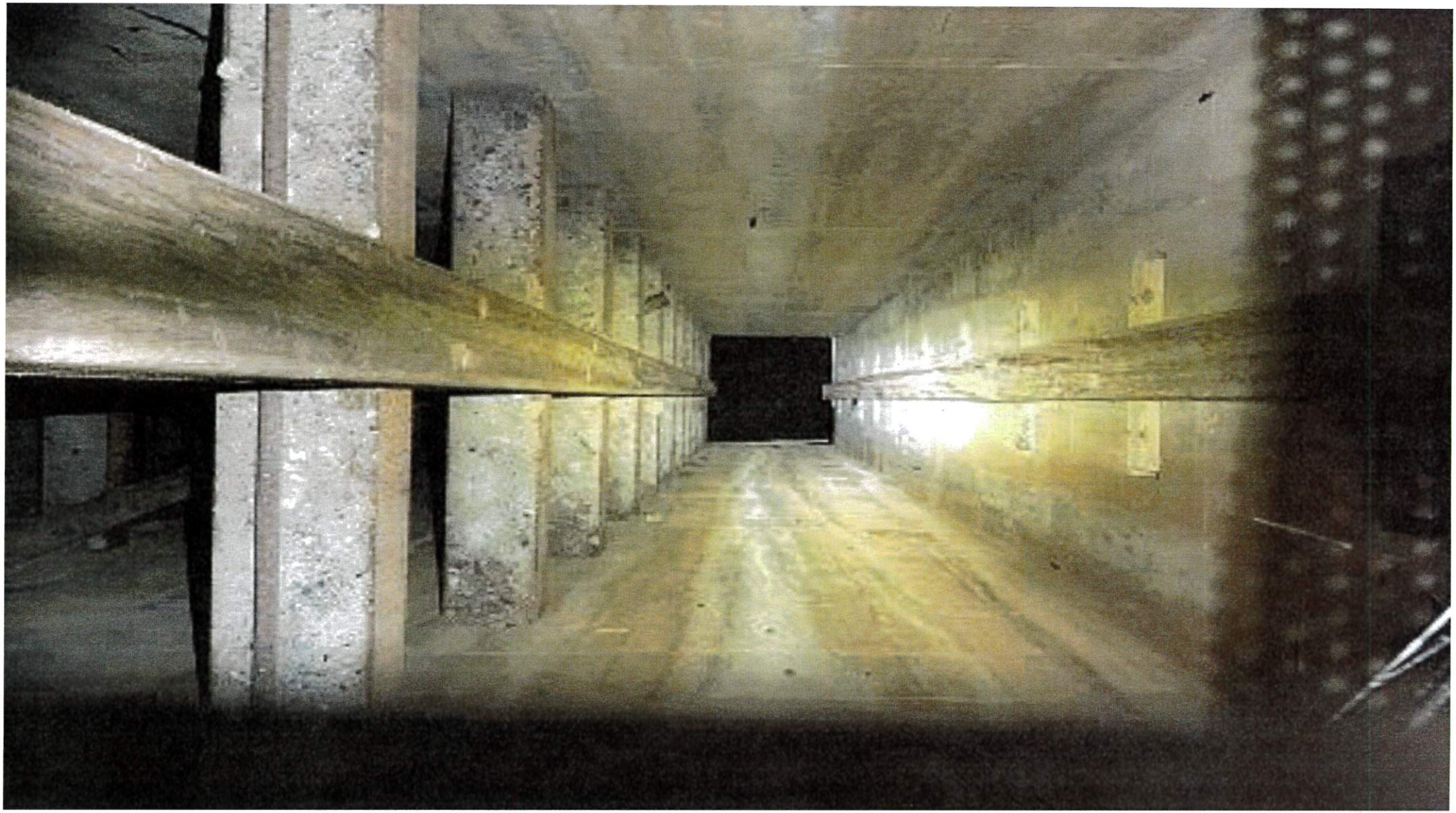

GTH-1256
GTH-1256












DANGER
RESTRICTED
AREA

Signature: MORGAN PIERCE (Dec 30, 2025 09:23:35 MST)

Email: [redacted]

Planning Department

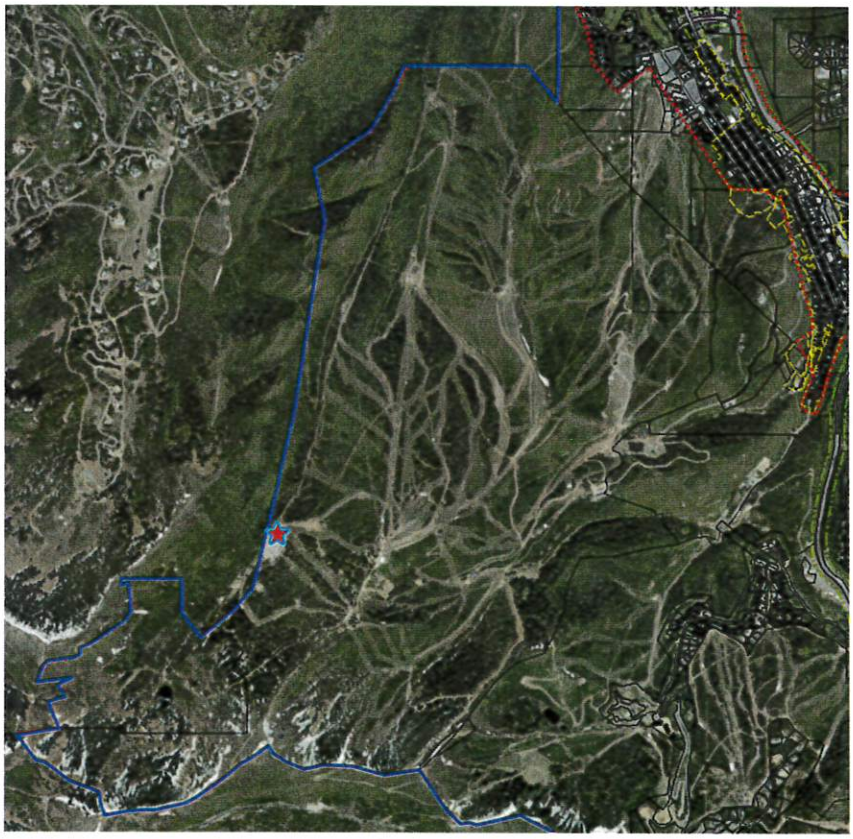
January 2, 2026

Park City Historical Society, Inc.
Morgan Pierce, Applicant's Representative

CC: TCFC LeaseCo, LLC

Re: Historic District Design Review Pre-Application Waiver Letter
Property Address: PCA-S-98-PCMR-1
Zoning District: Recreation Open Space
Historic Designation: Significant Historic Site

Planning staff reviewed the Historic District Design Review Pre-Application submitted on December 23, 2025, regarding the Thaynes Mine Site, a Significant Historic Site in the Recreation Open Space Zoning District, to repair the Mine Site Hoist House, Garage Door Façade, Shaft Tower, Watchmen and Fire Hydrant Sheds, and Ore Shed Façade, according to the Thaynes Mine Preservation Project Description (Attachment 1) and the Plans (Attachment 2).



Planning Department

Following the review of the proposed project, Planning staff determined the project is minor construction having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Therefore, pursuant to Land Management Code (LMC) § 15-11-12(A)(3), the project is not required to complete the full Historic District Design Review process. However, adherence to the following standards is required:

- The proposed work shall comply with the Historic Preservation Board's August 7, 2024 Material Deconstruction Conditions of Approval:
  - All historic materials shall remain on site.
  - The Applicant shall preserve as many materials as possible that are associated with the 1937 Hoist House form and later additions, while rehabilitating the 1937 Hoist House form and later additions.
- The proposed work shall comply with the Universal Regulations for Historic Commercial Sites, outlined in LMC § 15-13-3(A):
  - Changes to a site or building that have acquired historic significance in their own right shall be retained and preserved.
  - Historic exterior features of a building shall be retained and preserved to the greatest extent possible.
  - Distinctive materials, components, finishes, construction techniques, and examples of craftsmanship shall be retained and preserved.
  - Deteriorated or damaged historic features and elements shall be repaired rather than replaced. When the severity of deterioration or existence of structural or material defects requires replacement, the replacement feature or element shall match the original in design, dimension, texture, material, and finish.
- The proposed work shall be carried out according to the Project Description (Attachment 1) and the Plans (Attachment 2).
  - Windows shall not be glazed; instead of new glazing, steel security grids will be installed in the Hoist House window frames.
- The proposed work requires a Building Permit and Final Inspection by both the Building and Planning Departments.
- Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.

Should you have any questions or concerns, please contact elissa.martin@parkcity.gov or 435-699-7741.

Sincerely,

Rebecca Ward
Planning Director

Attachment 1: Preservation Project Description
Attachment 2: Rehabilitation Plans

ATTACHMENT 1: PROJECT DESCRIPTION

Thaynes Mine Preservation
Project Description
December 2025

OVERVIEW:

The Thaynes Mine started in 1937 when the Silver King Coalition Mine (SKCM) began construction of a shaft headframe, hoist house, boarding house, and waste rock conveyor in upper Thaynes Canyon. The shaft sinking commenced in 1937 and was finished in 1939 at a total depth of 1,772 feet. Another building was built after 1939 that connected the hoist house with the shaft. Concrete rock bins and an enclosed shaft tower were also built at this time along with some ancillary buildings east of the shaft. The shaft was connected to other underground workings of the SKCM and lifted many tons of waste rock from the mine for disposal on the large waste rock storage pile across the road from the shaft. The Spiro Tunnel was one of these underground workings that was connected to the shaft at the 1,700-foot depth.

Mining operation of the Thaynes shaft ceased in 1947. It was then restored to operation between 1965 and 1969 as part of an underground ski lift that used the Spiro Tunnel to transport skiers from Park City about 2.5 miles underground to the shaft where they were lifted to the surface to begin skiing. Some of the yellow-painted subway cars used for this purpose are preserved at the Park City Museum and the yellow-painted shaft cage used to lift the skiers is preserved at the Thaynes shaft.

In 2020 the Friends of Ski Mountain Mining History (FOSMMH), a committee of the Park City Museum, completed the stabilization of the wooden waste rock conveyor at the Thaynes Mine. The FOSMMH commissioned an engineering design effort to stabilize the Thaynes shaft from collapse. The Utah Division of Oil, Gas & Mining used this design to implement close the shaft in the summer of 2025.

The record snowfall in the winter of 2022/2023 caused the collapse of the roof over the main Thaynes mine building in April 2023. In August 2024 FOSMMH utilized funds provided by Park City Municipal Corporation (PCMC) and the Park City Mountain Resort (PCMR) to remove the dangerous collapsed roof.

All of the other buildings at the site were crushed by the 2022/2023 winter snow load and are considered by FOSMMH to be unrepairable and should be removed as a separate scope of work. Usable building materials from these structures to be deconstructed would be salvaged for use by FOSMMH on other mine stabilization projects.

Remaining work to be done at the Thaynes mine site includes

- Repair the walls and roof of the hoist house, including final cleaning of the building interior and opening up the windows,

- Repair of the garage door façade of the main mine building,
- Repair of the watchman shed just outside the garage door,
- Repair of the fire hydrant shed,
- Constructing a new front for the shaft tower, and
- Repair of the ore shed façade.

PROJECT NAME:

Thaynes Mine Preservation Project

PROPOSED PROJECT:

Sustain cultural and heritage tourism in Park City by taking steps to repair portions of the Thaynes Mine facilities that represent the mining and ski recreation history of Park City. The repairs to the hoist house, watchman shed, hydrant shed, and ore shed facade are related to the mining heritage of the site. The repairs to the shaft tower and garage door façade are in homage to the early development of the Park City ski recreation industry and the unique skier subway.

When the project is completed, skiers at Park City Mountain and summer hikers and bikers will be able to view the hoist room via the reopened windows and see the shaft with the cages and the famous skier subway exit. In the future the Park City Museum will seek authorization from the property owner, TCFC PC LeaseCo LLC, and Park City Mountain Resort to lead guided tours of the Thayne hoist house and general site. Other than these controlled tours, there would be no public access into the preserved hoist house, shaft tower, and watchman shed. The rest of the site would be open for public inspection.

FOSMMH PROPOSES:

Preliminary engineering studies were completed in 2024 to determine what stabilization of the damaged structures are feasible. During 2025 engineering was completed to repair the Thaynes hoist house, garage door façade, ore shed façade, and front of the shaft tower. Repairs to the watchman shed and hydrant shed were also designed. The plans and specifications for these repairs are shown in the Calder Richards drawing set named, Rebuild & Repair of Historic Thaynes Mine Building Structures Park City, Utah (enclosed with this narrative).

Plugging the shaft by the Utah Division of Oil, Gas and Mining occurred in 2025 using Federal funding. With PCMC approval, FOSMMH plans to begin work in 2026 to repair the hoist house, watchman shed, hydrant shed, garage door façade, ore shed façade, and front of the shaft tower.

<u>Hoist House</u>

The existing conditions of the hoist house are shown on Drawings A101 and 102 of the Calder Richards drawing set. In 2023 the entire roof of the hoist house collapsed. The walls were

damaged to be slightly out of plumb but can be straightened and are strong enough to support a new roof. These walls will be straightened as needed and upgraded with additional steel structure and cable braces. An entirely new, steel roof structure will be erected and attached to the reinforced walls. This roof structure will be covered with galvanized steel decking to form a strong roof able to withstand future snow loads. The designs for these repairs are shown on Drawings S101 and 102 of the Calder Richards drawing set.

The interior walls of the hoist house will be repaired as required and the interior cleaned up and painted. Once the hoist house repairs are completed it will be connected to the nearby 120v power supply and interior LED lights and switches will be installed. A security system with cameras and digital video recorder will be installed with the ability to record any potential vandalism in real time.

The hoist house and shaft tower are fitted with steel window frames containing broken glass window panes. The windows of the hoist house have been covered with steel plates that will be removed. All the 487 broken window panes in the hoist house and shaft tower will be cleaned out and the window panes will be left open with no new glazing. Steel security grids will then be attached to the inside of the hoist house windows to prevent entry into the building through the open window panes.

Garage Door Facade

The old skier subway lifted skiers up the Thaynes shaft where they existed the building through the rollup garage door. There are multiple historic photographs of skiers leaving the building this way while the shaft was in operation. FOSMMH believe it is important to preserve the garage door façade for its ski history importance. The garage door façade on the Thaynes mine building will be rebuilt with a new steel frame and salvaged corrugated sheathing to match the existing garage door façade. The existing garage door and rails will be retained in the new façade. This steel frame will be strengthened with diagonal steel braces. The new frame and braces will be attached to the existing concrete foundation walls that will be repaired and strengthened as needed. The current roof structure and walls behind the garage door facade will be removed. The design for the repair of the garage door façade is shown on Drawing S103 of the Calder Richards drawing set.

Shaft Tower

The bottom of the shaft tower was totally enclosed in the former mine building. When the roof and walls in this area collapsed in 2023 the bottom of the shaft tower became open to the elements. This condition exposes the top of the shaft and the cages displayed there to damage from exposure to the weather and allows unauthorized entry of persons into the bottom of the shaft tower. This will be corrected with a new shaft enclosure that will be built in front of the shaft tower with a roof and walls to protect the shaft from the weather. The front of this new structure will be covered with chain link so visitors to the site can see the cages in the headframe, including the yellow painted cage that was used in the 1960s as a ski lift, but they

will not be able to enter the shaft tower. The design for this structure is shown on Drawing S104 of the Calder Richards drawing set.

The new structure will be self-supporting with a new steel frame but will be built to match the roof line and width of the existing opening in the bottom of the shaft tower. It will extend 6.5 feet out from the front of the existing shaft tower. It will be roofed with steel decking covered with salvaged, weathered corrugated metal from the existing Thaynes mine building, or excess material from the Silver King site. The side walls will be the same as the existing side walls of the mine building or repaired as required to match.

Watchman Shed and Fire Hydrant Shed

The watchman shed in front of the garage door façade appears to be in good shape but the wood foundation under it has failed. The shed will be jacked up off its current foundation and a new foundation of treated wood will be installed under it. The shed will then be replaced onto the new foundation and the interior floor and walls will be repaired. Repairs to the exterior walls and roof will be made as needed and salvaged, weathered corrugated metal will be used to make repairs. The existing condition of the watchman shed, and the proposed scope of repairs to it, are shown on Drawing A103 of the Calder Richards drawing set.

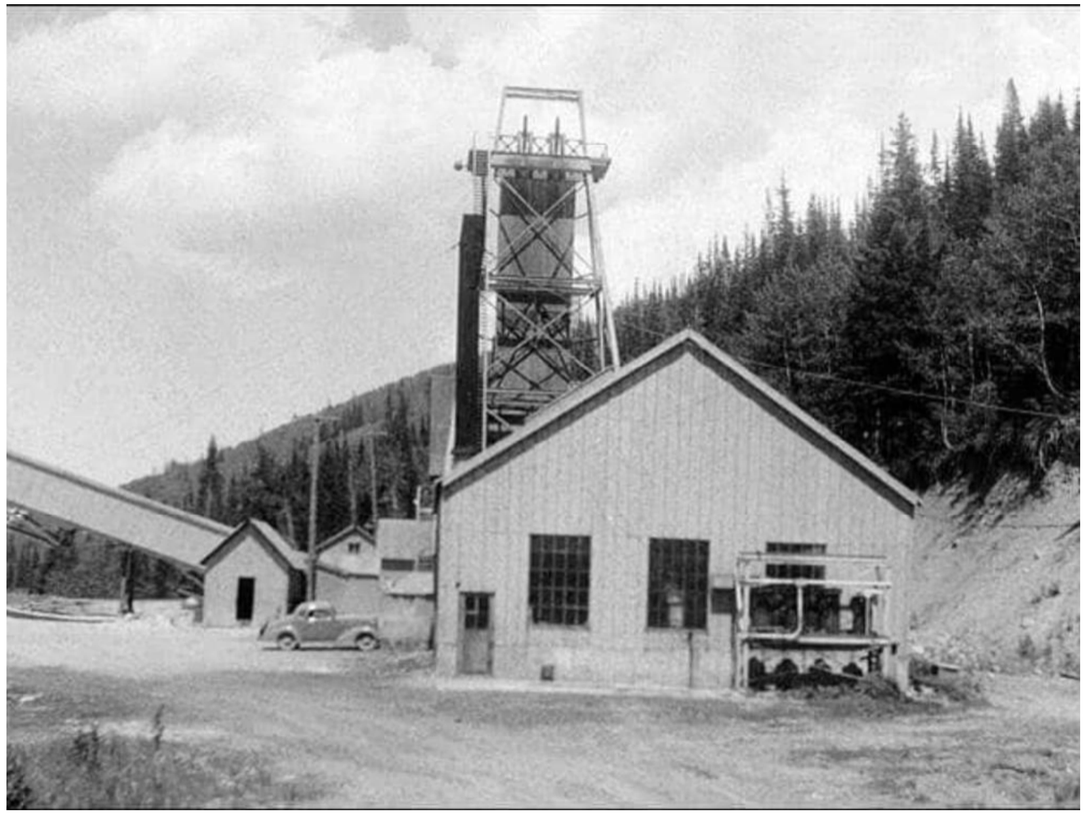
The fire hydrant shed located just past the main mine building will be repaired in like manner as the watchman shed. The existing condition of the fire hydrant shed, and the proposed scope of repairs to it, are also shown on Drawing A103 of the Calder Richards drawing set.

Ore Shed Façade

The ore shed located north of the main mine building was damaged from snow loading some years ago but was practically destroyed when the record snow of 2023 collapsed the ore conveyor structure onto the ore shed. The best remaining wall of the ore shed is the front façade that contains an attractive bifold garage door. This wall is in good shape but is leaning due to lack of support from the collapsed walls behind it. This wall will be straightened and braced with new pole shores attached to the existing foundation walls. The suspension of the garage door will be repaired as needed and the door will be set in the closed condition. The existing condition of the ore shed facade, and the proposed scope of repairs to it, are shown on Drawing A104 of the Calder Richards drawing set.

ATTACHMENT 2: REHABILITATION PLANS

REBUILD & REPAIR OF HISTORIC THAYNES MINE BUILDING STRUCTURES
PARK CITY, UTAH



CALDER RICHARDS
CONSULTING ENGINEERS
1865 CENTER STREET, SUITE 450, SALT LAKE CITY, UT 84106
T 801.486.1699 F 801.487.2495

PRELIM ONLY NOT FOR CONSTRUCTION

THAYNES MINE BUILDING STRUCTURES
COVER PAGE

REVISIONS		
	DATE	COMMENTS
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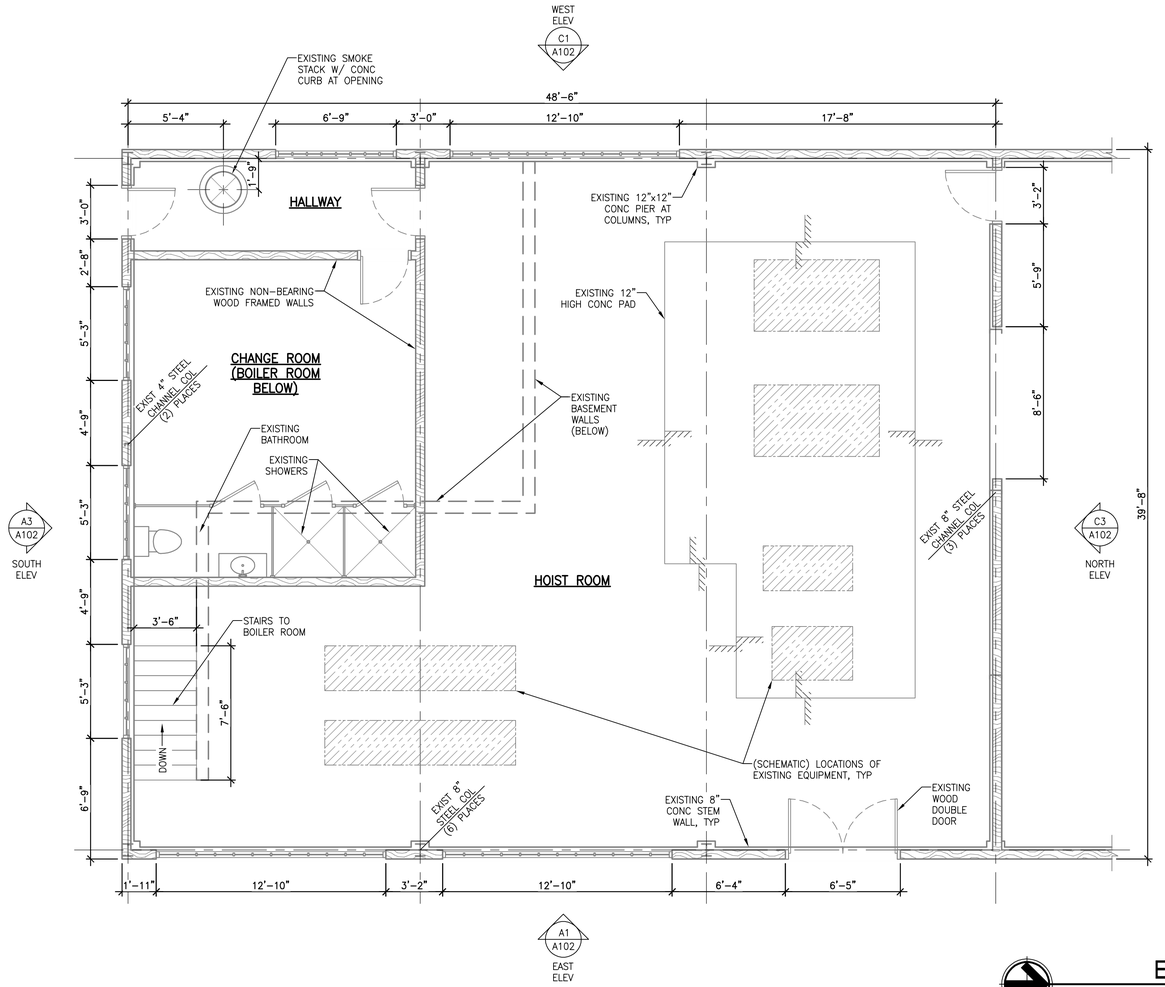
Job #
20024.05
DRAWN BY:
SJK
DESIGNED BY:
JR

HISTORIC
THAYNES
MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

C001

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HOIST BUILDING
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS HAVE BEEN MEASURED IN THE FIELD AND ARE APPROXIMATE.

NOTES ON EXISTING CONDITONS

1. DUE TO THE COMPLEXITY OF THE EXISTING STRUCTURE, IT IS RECOMMENDED THAT THE CONTRACTOR AND SUBCONTRACTORS PERFORM A SITE INVESTIGATION TO OBSERVE THE EXISTING CONDITONS PRIOR TO PREPARING FINAL BUDGETS AND/OR BIDS TO PERFORM THE WORK.
2. BECAUSE OF DIFFICULT FIELD ACCESS, ONLY LIMITED SITE OBSERVATIONS WERE PERFORMED PRIOR TO PREPARATION OF THE STRUCTURAL DRAWINGS. ALL DIMESIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. SOME CONDITONS SHOWN ON THE PLANS AND DETAILS MAY BE CONFLICTING WITH THE ACTUAL EXISTING CONDITONS ENCOUNTERED ON SITE.
3. IF CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND EXISTING CONDITIONS OCCUR, PLEASE NOTIFY THE STRUCTURAL ENGINEER FOR HIS REVIEW. REVISED DETAILING AND/OR ADDITIONAL FRAMING MAY BE REQUIRED.
4. IF ADDITONAL DAMAGED AREAS IN THE STRUCTURE ARE ENCOUNTERED DURING CONSTRUCTION, PLEASE NOTIFY THE STRUCTURAL ENGINEER FOR FURTHER ASSESSMENT.
5. THE CONTRACTOR MUST FIELD VERIFY ALL THE CONDITONS SHOWN AND FIELD MEASURE LENGTHS AND ELEVATIONS PRIOR TO FABRICATION AND ERECTION.

PLAN NOTES:

◯ CIRCLED NOTES ARE KEYED ON PLAN.

1. --

(2). --

LEGEND:

- CHANGE IN ELEVATION
- EXIST WOOD FRAMED WALL
- EXIST STEEL COL (WIDE FLANGE, CHANNEL)
- NEW STEEL COL (WIDE FLANGE, CHANNEL, HSS)

CALDER RICHARDS
CONSULTING ENGINEERS
165 SOUTH 600 WEST, SUITE 100, SALT LAKE CITY, UT 84101
T 801.466.1699 F 801.467.2495

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THAYNES MINE HOIST BUILDING
EXISTING CONDITIONS

NO.	DATE	REVISIONS COMMENTS
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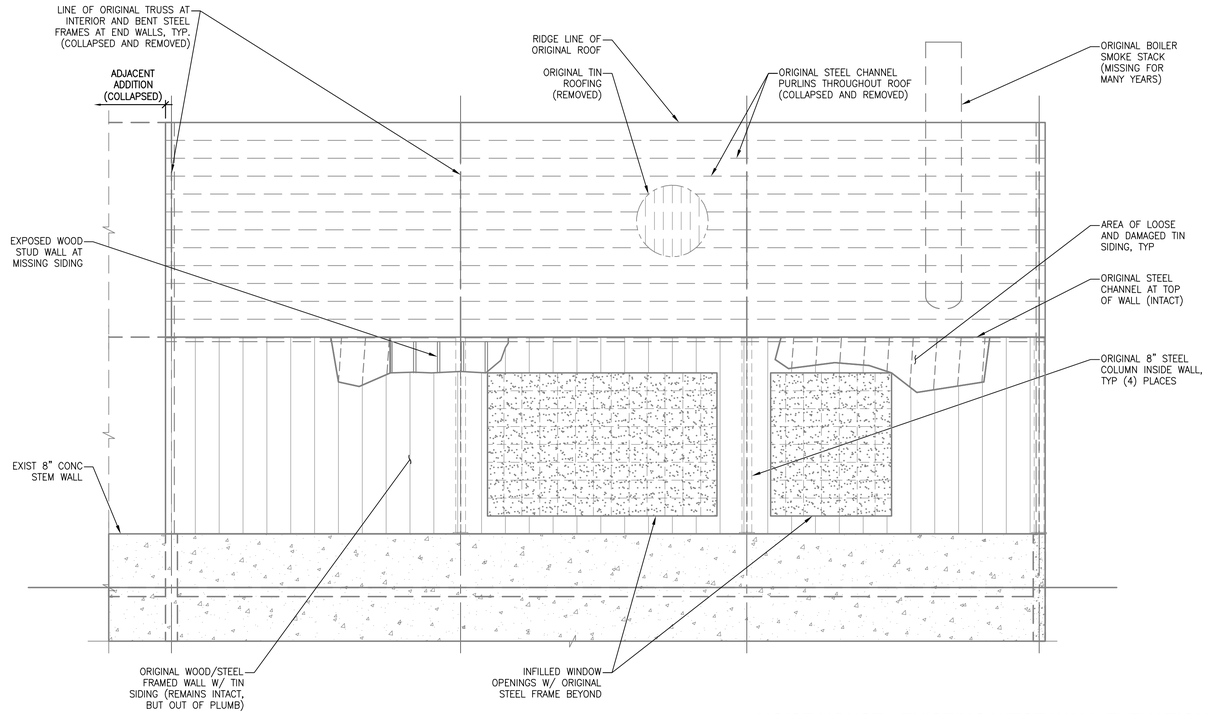
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DESIGNED BY: JR

HISTORIC
THAYNES
MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

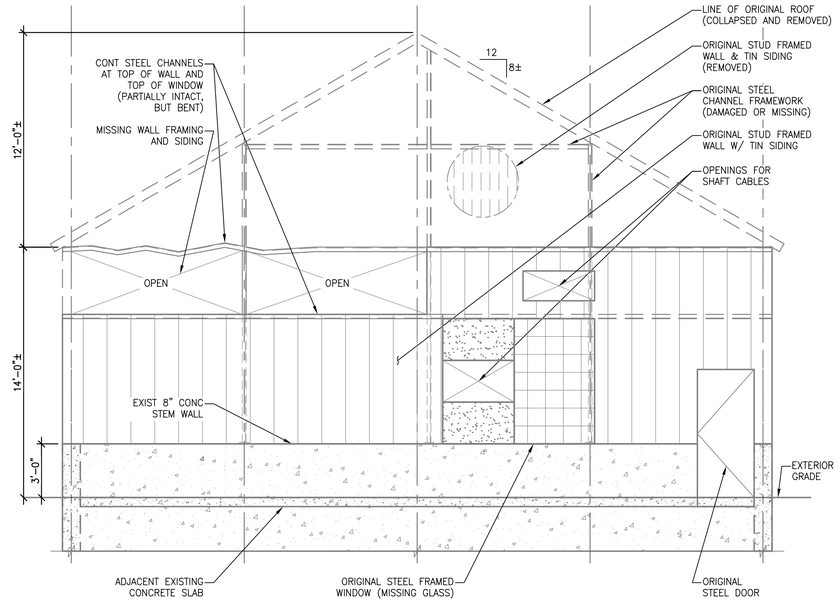
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C1 HOIST HOUSE - EXISTING WEST WALL ELEVATION

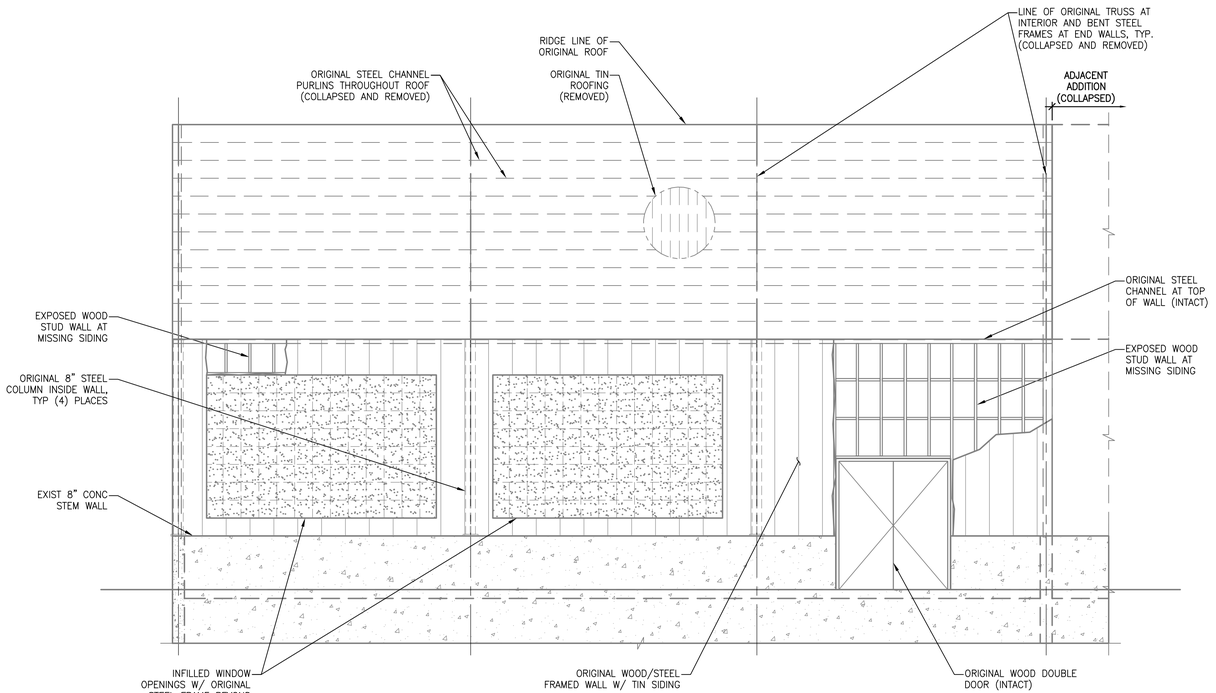
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C3 HOIST HOUSE - EXISTING NORTH WALL ELEVATION

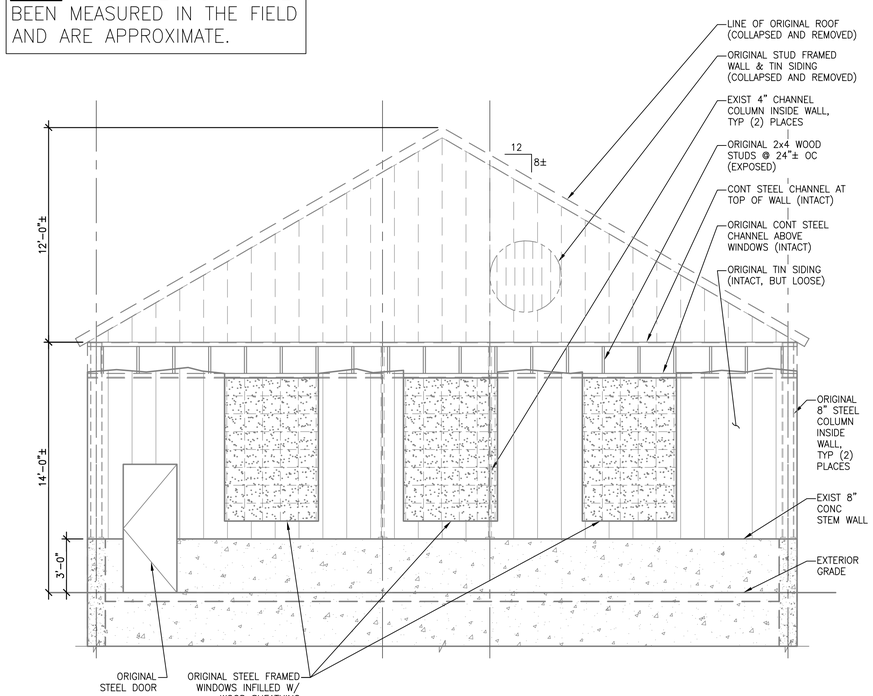
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS HAVE BEEN MEASURED IN THE FIELD AND ARE APPROXIMATE.



A1 HOIST HOUSE - EXISTING EAST WALL ELEVATION

SCALE: 1/4" = 1'-0"



A3 HOIST HOUSE - EXISTING SOUTH WALL ELEVATION

SCALE: 1/4" = 1'-0"

CALDER RICHARDS
CONSULTING ENGINEERS
1785 SOUTH 500 WEST, SUITE 100, SALT LAKE CITY, UT 84104
T: 801.466.1699 F: 801.467.2405

PRELIM ONLY NOT FOR CONSTRUCTION

THAYNES MINE HOIST BUILDING
EXISTING CONDITIONS

REVISIONS	
DATE	COMMENTS
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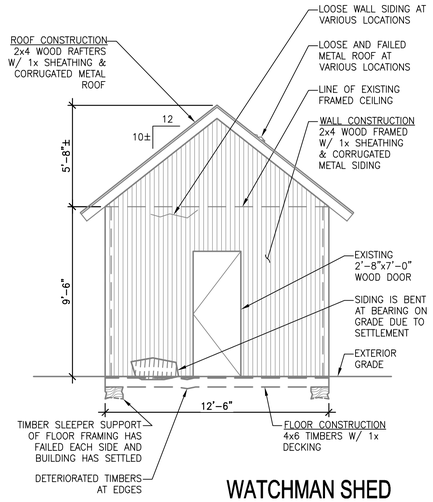
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DESIGNED BY: JR

HISTORIC
THAYNES
MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

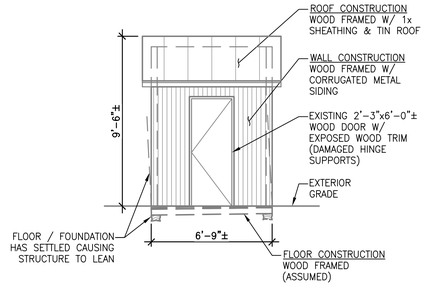
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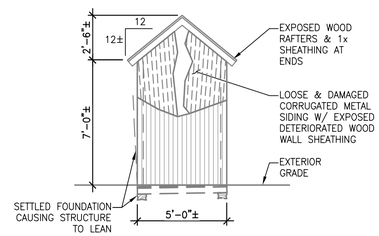


C4 **WATCHMAN SHED**
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS HAVE BEEN MEASURED IN THE FIELD AND ARE APPROXIMATE.



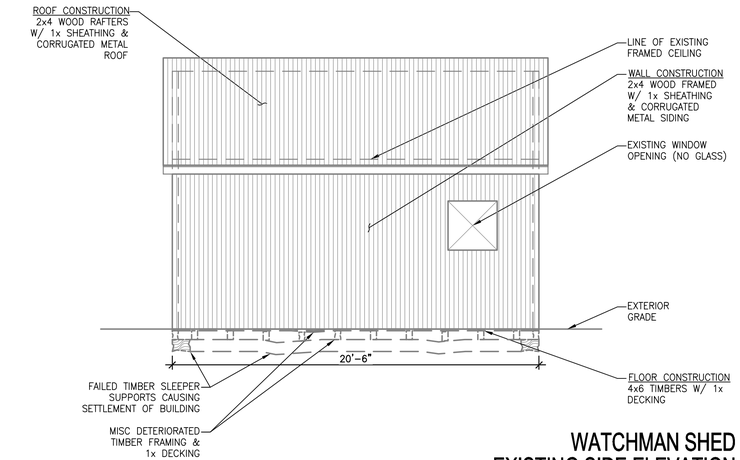
B2 **FIRE HYDRANT SHED**
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B3 **FIRE HYDRANT SHED**
EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FIRE HYDRANT SHED - SCOPE OF REPAIRS

1. PROVIDE TEMPORARY SUPPORTS TO RAISE EXISTING STRUCTURE FOR PLACEMENT OF NEW TIMBER "SLEEPER" FOUNDATION.
2. EXCAVATE AND REMOVE EXISTING DETERIORATED SLEEPER SUPPORTS AT PERIMETER. THEN REPLACE WITH PRESSURE TREATED TIMBERS OF EQUIVALENT SIZE TO LEVEL STRUCTURE.
3. LEVEL STRUCTURE AS MUCH AS POSSIBLE WITHOUT DAMAGING WALL AND ROOF FRAMING.
4. REMOVE AND REPLACE EXISTING FLOOR FRAMING THAT HAS BEEN DAMAGED OR IS DETERIORATED.
5. REMOVE AND REPLACE EXISTING DECKING FOR PLACEMENT OF NEW FRAMING AS NEEDED.
6. RE-ATTACH EXISTING CORRUGATED METAL SIDING AND/OR REPLACE DAMAGED SIDING WITH SALVAGED MATERIAL TO MATCH EXISTING.
7. RE-ATTACH EXISTING TIN ROOFING AND/OR REPLACE DAMAGED ROOFING WITH SALVAGED MATERIAL TO MATCH EXISTING.



B4 **WATCHMAN SHED**
EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WATCHMAN SHED - SCOPE OF REPAIRS

1. PROVIDE TEMPORARY SUPPORTS TO RAISE EXISTING STRUCTURE FOR PLACEMENT OF NEW TIMBER "SLEEPER" FOUNDATION.
2. EXCAVATE AND REMOVE EXISTING DETERIORATED SLEEPER SUPPORTS AT PERIMETER. THEN REPLACE WITH PRESSURE TREATED TIMBERS OF EQUIVALENT SIZE TO LEVEL STRUCTURE.
3. LEVEL STRUCTURE AS MUCH AS POSSIBLE WITHOUT DAMAGING WALL AND ROOF FRAMING.
4. REMOVE AND REPLACE EXISTING 4x6 FLOOR FRAMING THAT HAS BEEN DAMAGED OR IS DETERIORATED.
5. REMOVE AND REPLACE EXISTING 1x DECKING FOR PLACEMENT OF NEW FRAMING AS NEEDED. ADD NEW EXTERIOR GRADE APA RATED SHEATHING OVER EXISTING DECKING AS NEEDED FOR A CLEAN, EVEN SURFACE.
6. RE-ATTACH EXISTING CORRUGATED METAL SIDING AND/OR REPLACE DAMAGED SIDING WITH SALVAGED MATERIAL TO MATCH EXISTING.
7. INSPECT EXISTING ROOF FRAMING AND REPLACE DAMAGED AS NEEDED.
8. RE-ATTACH EXISTING CORRUGATED METAL ROOFING AND/OR REPLACE DAMAGED ROOFING WITH SALVAGED MATERIAL TO MATCH EXISTING.

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THAYNES MINE AUXILIARY STRUCTURES
EXISTING CONDITIONS AND SCOPE OF REPAIRS

REVISIONS		
NO.	DATE	COMMENTS
1	2/4/25	

JOB #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

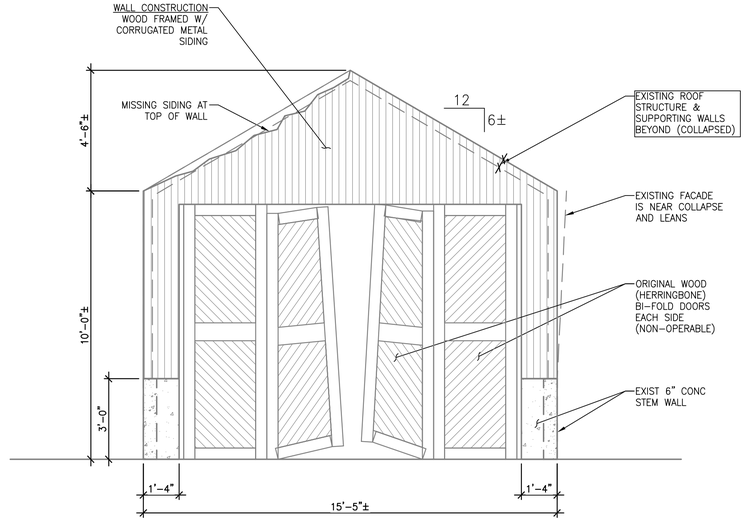
HISTORIC THAYNES MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

A103

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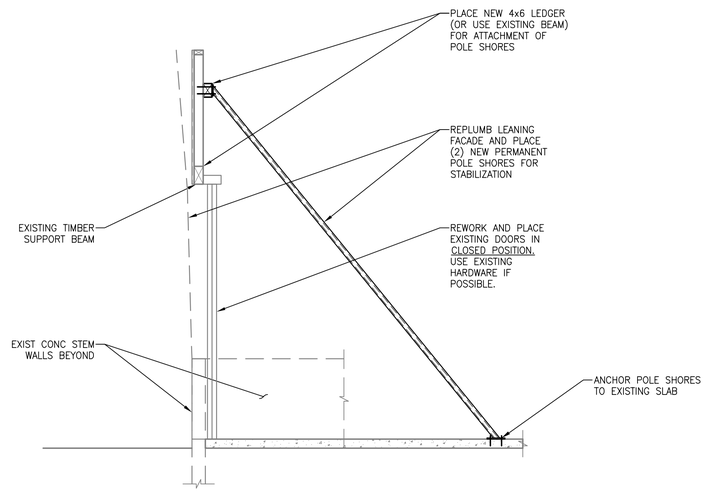
ATTACHMENT 1: PROJECT DESCRIPTION



NOTE: ALL DIMENSIONS HAVE BEEN MEASURED IN THE FIELD AND ARE APPROXIMATE.

C4 ORE SHED FACADE - EXISTING ELEVATION

SCALE: 3/8" = 1'-0"



A4 ORE SHED FACADE BRACE

SCALE: 3/8" = 1'-0"

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THAYNES MINE AUXILIARY STRUCTURES
ORE SHED FACADE STABILIZATION

REVISIONS		
DATE	COMMENTS	
1		

Job #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

HISTORIC
THAYNES
MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

A104

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STRUCTURAL NOTES

SCOPE OF WORK

1. THE PRIMARY SCOPE OF WORK IS TO REPAIR THE EXISTING WALLS AND ERECT A NEW ROOF STRUCTURE THAT WAS DAMAGED TO ENSURE THE LONG-TERM PRESERVATION OF THE HISTORIC EXISTING MINING STRUCTURE.

2. STABILIZATION OF OTHER HISTORIC ELEMENTS HAS ALSO BEEN ADDRESSED.

3. THIS STRUCTURE IS CONSIDERED A LOW HAZARD OCCUPANCY, CATEGORY I STRUCTURE AS DEFINED BY THE ASCE 7-16. THIS STRUCTURE IS NOT INTENDED TO BE PERMANENTLY OCCUPIED.

4. AN UPGRADE OF THE TOTAL EXISTING STRUCTURE TO MEET CURRENT CODE AND LIFE SAFETY CRITERIA HAS NOT BEEN REQUESTED NOR WILL BE PERFORMED. ONLY AREAS REQUIRING NEW STRUCTURE (WHERE SNOW DAMAGE HAS OCCCURED), ARE DESIGNED TO MEET CURRENT CODE CRITERIA.

5. NON-CRITICAL PORTIONS OF THE OVERALL STRUCTURE SUCH AS; WALL CLADDING, PARTITION WALLS, WINDOWS, AND OTHER ENCLOSURES HAVE NOT BEEN ADDRESSED. THESE ELEMENTS MAY BE ADDRESSED ONLY AS FUNDING BECOMES AVAILABLE.

STRUCTURAL DESIGN CRITERIA

RISK CATEGORY:	I
ROOF:	
DEAD LOAD:	DL = 6 to 10 PSF
GROUND SNOW LOAD:	Pg = 319 PSF
SLOPED ROOF SNOW LOAD:	Pf = 165 PSF
SNOW EXPOSURE FACTOR:	Ce = 1.0
SNOW IMPORTANCE FACTOR:	I = 0.8
THERMAL FACTOR:	Ct = 1.2
ROOF SLOPE FACTOR:	Cs = 0.75
RAIN INTENSITY:	Not Applicable
WIND:	
BASIC WIND SPEED:	97 MPH (3 SEC GUST, ULT LOAD)
IMPORTANCE FACTOR:	I = 1.0
WIND EXPOSURE:	"B"
SEISMIC:	
SITE CLASS:	DEFAULT D
IMPORTANCE FACTOR:	I = 1.0
SEISMIC DESIGN CATEGORY:	D
SPECTRAL RESPONSE ACCELERATIONS:	Ss = 0.64 S1 = 0.21
SPECTRAL RESPONSE COEFF:	SDS = 0.59 SD1 = 0.36
BASIC SEISMIC-FORCE-RESISTING SYSTEM: STEEL ORDINARY BRACED FRAMES	
SOILS:	
NET ALLOWABLE PRESSURE = 2500 PSF (ASSUMED)	

GENERAL

1. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

2. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.

3. THIS PROJECT DEALS PRIMARILY WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND ERECTION.

4. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

5. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ANY CHANGES MADE AS A RESULT OF A DEVIATION FROM THE CONTRACT DOCUMENTS, DEVIATION FROM THE SPECIFICATIONS, FAULTY MATERIALS, OR FAULTY WORKMANSHIP.

7. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK INITIATED BY THE OPTION SHALL BE BORNE BY THE CONTRACTOR.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

9. TEMPORARY SHORING AND BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED INCLUDING WIND AND SOIL LOADS. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY OR UNTIL ALL STRUCTURAL ELEMENTS ARE COMPLETE.

10. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.

    THE GENERAL CONTRACTOR SHALL HAVE SHOP DRAWINGS REVIEWED BY THE ENGINEER PRIOR TO THE FABRICATION OR ERECTION FOR THE FOLLOWING ITEMS: STRUCTURAL STEEL AND STRUCTURAL STEEL DECK.

11. OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF CALDER RICHARDS CONSULTING ENGINEERS SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

12. THERMAL OR MOISTURE PROTECTION, FURNISHINGS, DOORS, WINDOWS, EQUIPMENT, MECHANICAL, ELECTRICAL, FINISHES, SIDING, PANELING, AND VENEERS ARE NOT PART OF THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

QUALITY ASSURANCE PLAN

1. SPECIAL INSPECTION SHALL BE PROVIDED BY THE OWNER ACCORDING TO IBC CHAPTER 17 FOR THE ITEMS IDENTIFIED IN THIS SECTION AND ON THE CONTRACT DOCUMENTS. SEE STRUCTURAL SPECIAL INSPECTION SCHEDULE BELOW FOR ADDITIONAL INFORMATION ON STEEL, CONCRETE, MASONRY AND SOILS SPECIAL INSPECTION REQUIREMENTS.

2. THE NAMES AND CREDENTIALS OF SPECIAL INSPECTORS TO BE USED SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT WHEN APPLYING FOR A BUILDING PERMIT.

3. SPECIAL INSPECTION REPORTS SHALL BE DELIVERED TO THE ENGINEER OF RECORD, ARCHITECT, AND OWNER (AS REQUESTED) BI-WEEKLY OR MORE FREQUENTLY AS REQUIRED BY THE INSPECTOR OR BUILDING OFFICIAL.

4. OFF-SITE FABRICATION: WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES ARE BEING PERFORMED ON THE PREMISES OF A FABRICATORS SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE IN ACCORDANCE WITH IBC SECTION 1704.2.5 UNLESS THE FABRICATOR IS APPROVED ACCORDING TO IBC SECTION 1704.2.5.1

5. STEEL CONSTRUCTION: SPECIAL INSPECTIONS FOR STEEL ELEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1705.2, CHAPTER N OF AISC 360-16, AND CHAPTER J OF AISC 341-16.

6. WELDING: WELDING INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS N5.4 AND N5.5 OF AISC 360-16. ELEMENTS THAT ARE PART OF THE SEISMIC-FORCE-RESISTING SYSTEM SHALL ALSO BE INSPECTED ACCORDING TO SECTION J6 OF AISC 341-16.

7. HIGH-STRENGTH BOLTS: SPECIAL INSPECTION SHALL BE PROVIDED FOR INSTALLATION OF HIGH-STRENGTH BOLTS IN ACCORDANCE WITH SECTION N5.6 OF AISC 360-16. ELEMENTS THAT ARE PART OF THE SEISMIC-FORCE-RESISTING-SYSTEM SHALL ALSO BE INSPECTED ACCORDING TO SECTION J7 OF AISC 341-16.

8. COLD-FORMED STEEL FRAMING: CONNECTIONS OF ELEMENTS IN THE SEISMIC-FORCE-RESISTING SYSTEM IN ACCORDANCE WITH SECTION 1705.2 AND 1705.12.3.

SHOP DRAWING SUBMITTALS

1. CONTRACTOR SHALL REVIEW AND VERIFY ALL SHOP DRAWINGS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ENGINEER WILL REVIEW THE SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL.

2. PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW FOR THE FOLLOWING, BUT NOT LIMITED TO:
   A. STRUCTURAL STEEL
   B. STRUCTURAL STEEL DECK
   C. STRUCTURAL FASTENERS

STRUCTURAL OBSERVATION

CALDER RICHARDS CONSULTING ENGINEERS SHALL BE NOTIFIED BY THE CONTRACTOR 5 BUSINESS DAYS BEFORE THE COMPLETION OF THE ITEMS LISTED IN THIS SECTION SO THAT STRUCTURAL OBSERVATION MAY BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1704.6. THE OBSERVATIONS WILL BE PERFORMED AT THE DISCRETION OF CALDER RICHARDS CONSULTING ENGINEERS.

1. AFTER STEEL ROOF FRAMING AND DECKING IN PLACE (BEFORE COVERING).

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH BOTH THE AISC "STEEL CONSTRUCTION MANUAL" CONTAINING THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS, INCLUDING THE "CODE OF STANDARD PRACTICES" (LATEST EDITION), AND WITH THE IBC 2018 EDITION.

2. ALL WIDE FLANGE STRUCTURAL STEEL SHALL BE ASTM A992 AND ALL MISCELLANEOUS SHAPES SHALL BE ASTM A36, UNLESS NOTED OTHERWISE.

3. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B; YIELD STRESS = 46 KSI.

4. STRUCTURAL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53, GRADE B; YIELD STRESS = 35 KSI.

5. **ALL STEEL SHALL HAVE NO PRIMER COATING.**

6. USE A325 BOLTS FOR STEEL TO STEEL CONNECTIONS, F1554 GR36 FOR ANCHOR BOLTS, AND A307 BOLTS FOR ALL OTHER CONNECTIONS (UNLESS SPECIFIED OTHERWISE ON DRAWINGS).

7. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STEEL ITEMS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL VERIFY ALL SHOP DRAWING DIMENSIONS WITH STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS.

8. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND BY WELDERS CERTIFIED BY AWS STANDARDS WITHIN THE PAST 12 MONTHS; PROVIDE WRITTEN CERTIFICATION IF REQUESTED. ALL WELDS SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FOOT-POUND (27.1N-m) AT 0°F UNLESS NOTED OTHERWISE ON THE PLANS.

9. ALL HIGH-STRENGTH BOLTS SHALL BE TIGHTENED TO THE APPROPRIATE MINIMUM BOLT TENSION IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS." THE PREFERRED METHOD OF TIGHTENING IS BY USE OF "TWIST OFF TYPE TENSION CONTROL BOLT ASSEMBLIES." "DIRECT TENSION INDICATOR" AND THE TURN-OF-NUT METHOD MAY ALSO BE USED.

10. ALL BRIDGING SHALL BE SECURELY ANCHORED AT END OF EACH RUN. WELD TO STEEL BEAM OR EXISTING FRAMING.

METAL ROOF DECK

1. STEEL ROOF DECK SHALL COMPLY WITH THE LATEST REQUIREMENTS OF THE STEEL DECK INSTITUTE, SDI. SUBMIT EVALUATION REPORT WITH SHOP DRAWINGS.

2. STEEL ROOF DECK SHALL BE 1-5/16" DEEP x 22 GAGE GALVANIZED, DEEP VERCO (OR EQUIVALENT) WITH OVELAPPING SIDE SEAMS. THE FOLLOWING MINIMUM PROPERTIES MUST BE SATISFIED:
   Fy = 50 MIN KSI
   I = 0.123 IN^4/FT
   Sp = 0.175 IN^3/FT
   Sn = 0.174 IN^3/FT

3. ATTACH ROOF DECK TO SUPPORTING FRAMING MEMBERS WITH HILTI X-EDN PIN ANCHORS AT THE FOLLOWING SPACINGS:
   (5) ATTACHMENTS PER 36-INCH SHEET TO ALL SUPPORTS PERPENDICULAR TO DECK CORRUGATIONS.
   12" OC TO ALL SUPPORTS PARALLEL TO DECK CORRUGATIONS.

4. ATTACH OVERLAPPING SIDE SEAMS WITH #10 TEK SCREWS @ 24" OC MAXIMUM BETWEEN ADJACENT PIECES OF DECKING.

5. PROVIDE A 2" MINIMUM BEARING AND A 4" LAP AT THE SPLICE POINTS OF ALL PIECES OF DECK.

6. WHERE POSSIBLE, ALL DECK SHALL BE (3) SPAN CONTINUOUS MINIMUM. IN AREAS WHERE (3) SPAN CONDITIONS ARE NOT POSSIBLE, THE DECK SHALL MEET THE LOADING CRITERIA FOR THE SPAN CONDITION. THE CONTRACTOR SHALL PROVIDE HEAVIER GAGE DECK AS REQUIRED FOR ONE OR TWO SPAN CONDITIONS.

CONCRETE

1. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:
   FOOTINGS ..... 3500 PSI
   FOUNDATION WALLS ..... 3500 PSI

2. THE VARIOUS CONCRETE ITEMS ARE ASSIGNED TO THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES PER SECTION 19.3 OF ACI 318 (CURRENT VERSION):
   FOOTINGS F1, S0, W0, C1
   FOUNDATION WALLS F1, S0, W0, C1

   SEE TABLE 19.3.1.1 OF ACI 318 (CURRENT VERSION) FOR EXPLANATIONS OF CATEGORIES AND CLASSES LISTED ABOVE.

3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

4. ADMIXTURES:
   A. AIR-ENTRAINING ADMIXTURES (WHEN USED), SHALL COMPLY WITH ASTM C260.
   B. CALCIUM CHLORIDE SHALL NOT BE ADDED TO CONCRETE MIX.

TERMS AND ABBREVIATIONS (SYMBOLS, A - K)

ABBRV	TERM	ABBRV	TERM
(#)	NUMERICAL QUANTITIES WHEN ENCLOSED IN PARENTHESES	(E)	EXISTING
		E	MODULUS OF ELASTICITY
		EA	EACH
		EJ	EXPANSION JOINT
A/E	ARCHITECT/ENGINEER	EL	ELEVATION
AB	ANCHOR BOLT	ELEV	ELEVATOR
ADDM	ADDENDUM	ENGR	ENGINEER
ALUM	ALUMINUM	EQ	EQUAL
APPROX	APPROXIMATELY	EQL SP	EQUALLY SPACED (EQUAL SPACES)*
ARCH	ARCHITECT (ARCHITECTURAL)*	EQUIP	EQUIPMENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EQUIV	EQUIVALENT
		EST	ESTIMATE
		ETC	AND SO FORTH
B PL	BASE PLATE	EW	EACH WAY
B/B	BACK TO BACK	EXCL	EXCLUDE
BLW	BELOW	EXP	EXPANSION
bf	BEAM FLANGE WIDTH	EXT	EXTERIOR
BLKG	BLOCKING		
BM	BEAM	(F)	FUTURE
BOS	BOTTOM OF STEEL	FDTN	FOUNDATION
BOT	BOTTOM	FFE	FINSHED FLOOR ELEVATION
BRG	BEARING		
BTWN	BETWEEN	FIN	FINISH (FINISHED)*
		FLR	FLOOR
C TO C	CENTER TO CENTER	FRMG	FRAMING
CD	CONTRACT DOCUMENTS	FSE	FINISHED SLAB ELEVATION
CIP	CAST-IN-PLACE	FTG	FOOTING
CJ	CONSTRUCTION JOINT*	FV	FIELD VERIFY
CJ	CONTROL JOINT*		
CL	CENTERLINE	GA	GAGE
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED
COL	COLUMN	GLB	GLUED LAMINATED WOOD BEAM
CONC	CONCRETE		
CONN	CONNECTION		
CONT	CONTINUOUS (CONTINUE)*	HGR	HANGER
CONTR	CONTRACTOR	HORIZ	HORIZONTAL (HORIZONTALLY)*
COORD	COORDINATE		
CTR	CENTER	HSA	HEADED STUD ANCHOR
		HSS	HOLLOW STRUCTURAL SECTION
D	DEPTH		
d	PENNY NAIL		
DB	DECK BEARING	I	MOMENT OF INERTIA
DBA	DEFORMED BAR ANCHOR	ID	INSIDE DIAMETER
DBL	DOUBLE	INT	INTERIOR
DFS	DOUGLAS FIR - SOUTH		
DIA	DIAMETER	JST	JOIST
DIAG	DIAGONAL		
DIM	DIMENSION	KIP, (K)	THOUSAND POUNDS
DL	DEAD LOAD	KIP FT	THOUSAND FOOT/POUNDS
DTL	DETAIL	KLF	KIPS PER LINEAL FOOT
DWG	DRAWING		

TERMS AND ABBREVIATIONS (L - Z)

ABBRV	TERM	ABBRV	TERM
LB	POUND	SCHED	SCHEDULE
LHS	LEFT HAND SIDE	SECT	SECTION
LL	LIVE LOAD	SF	SQUARE FOOT (FEET)*
LLH	LONG LEG HORIZONTAL	SGL	SINGLE
LLV	LONG LEG VERTICAL	SHTHG	SHEATHING
LONG	LONGITUDINAL	SIM	SIMILAR
LSL	LAMINATED STRAND LUMBER	SL	SNOW LOAD
		SOG	SLAB ON GRADE
LTWT	LIGHTWEIGHT	SPCL	SPECIAL
LVL	LAMINATED VENEER LUMBER	SPEC	SPECIFICATION
		SQ	SQUARE
		SSH	SHORT SLOTTED HOLES
MAX	MAXIMUM	STD	STANDARD
MECH	MECHANICAL	STIF	STIFFENER
MFR	MANUFACTURER	STRUCT	STRUCTURE (STRUCTURAL)*
MIN	MINIMUM		
MISC	MISCELLANEOUS	SYMM	SYMMETRICAL
NA	NOT APPLICABLE	T&B	TOP AND BOTTOM
NTS	NOT TO SCALE	T&G	TONGUE AND GROOVE
		THRU	THROUGH
OC	ON CENTER	TO FDN	TOP OF FOUNDATION
OD	OUTSIDE DIAMETER	TOB	TOP OF BEAM
OPNG	OPENING	TOC	TOP OF CONCRETE
OPP	OPPOSITE	TOF	TOP OF FOOTING
OPT	OPTIONAL	TOJ	TOP OF JOIST
OSB	ORIENTED STRAND BOARD	TOM	TOP OF MASONRY
		TOP	TOP OF PARAPET
PERP	PERPENDICULAR	TOS	TOP OF STEEL
PLF	POUNDS PER LINEAL FOOT	TOW	TOP OF WALL
		TWS	THREADED WELDED STUD
PSL	PARALLEL STRAND LUMBER	TYP	TYPICAL
PT	POST TENSIONED	UNO	UNLESS NOTED OTHERWISE
P/T	PRESSURE TREATED		
QA	QUALITY ASSURANCE	VERT	VERTICAL (VERTICALLY)*
QC	QUALITY CONTROL		
		W/	WITH
(RE)	REMOVE EXISTING	W/O	WITHOUT
REINF	REINFORCE (REINFORCED, REINFORCING)*	WL	WIND LOAD
		WLD	WELD (WELDED)*
REQD	REQUIRED	WWF	WELDED WIRE FABRIC
RFI	REQUEST FOR INFORMATION		
		XS	EXTRA STRONG
RS	ROUGH SAWN	XXS	DOUBLE EXTRA STRONG
RTU	ROOF TOP UNIT		

NOTES:
1. * CONTEXT INDICATES WHICH ABBREVIATION TERM IS IMPLIED. CONTACT ENGINEER IF MEANING IS NOT OBVIOUS.
2. NOT ALL ABBREVIATIONS ARE USED.
3. MANY ABBREVIATIONS MAY BE MADE PLURAL BY ADDING AN S SUFFIX.
4. FOR ABBREVIATIONS NOT LISTED, REFER TO THE US NATIONAL CAD STANDARD, VERSION 3.1. TERMS AND ABBREVIATIONS SECTION, OR CONTACT ENGINEER.

A4 TERMS AND ABBREVIATIONS
1717_01 Abbreviations SCALE: NONE

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THAYNES MINE BUILDINGS REBUILD & REPAIRS
STRUCTURAL NOTES

REVISIONS		
	DATE	COMMENTS
1		

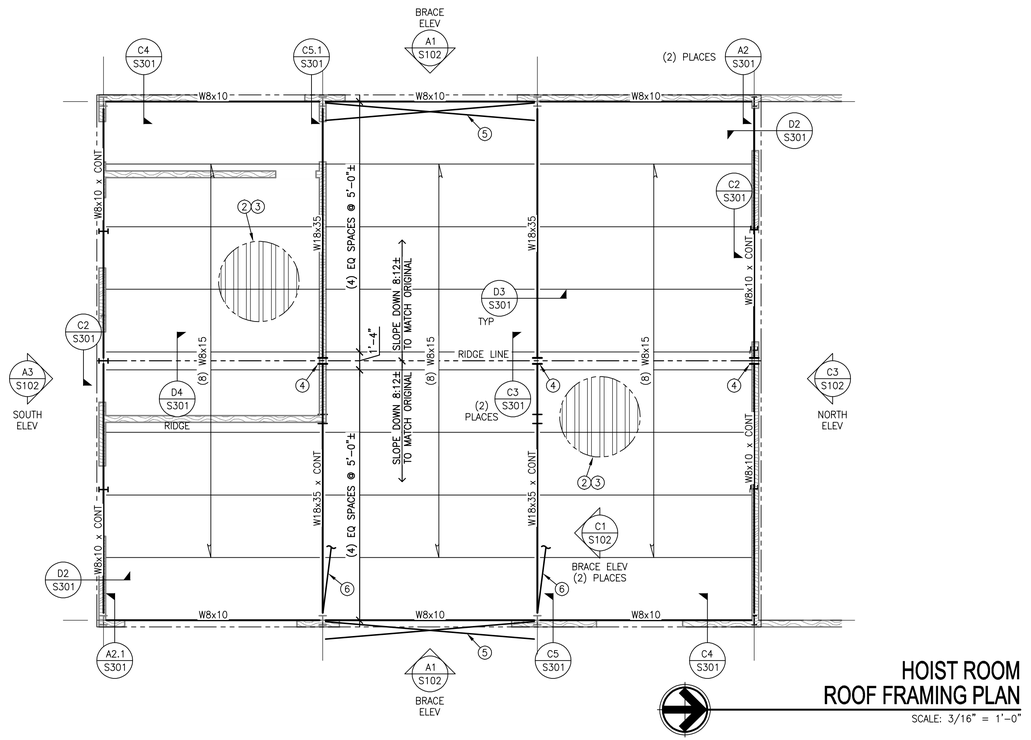
JOB #: 20024.05
DRAWN BY: SJM
DESIGNED BY: GR

HISTORIC
THAYNES
MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

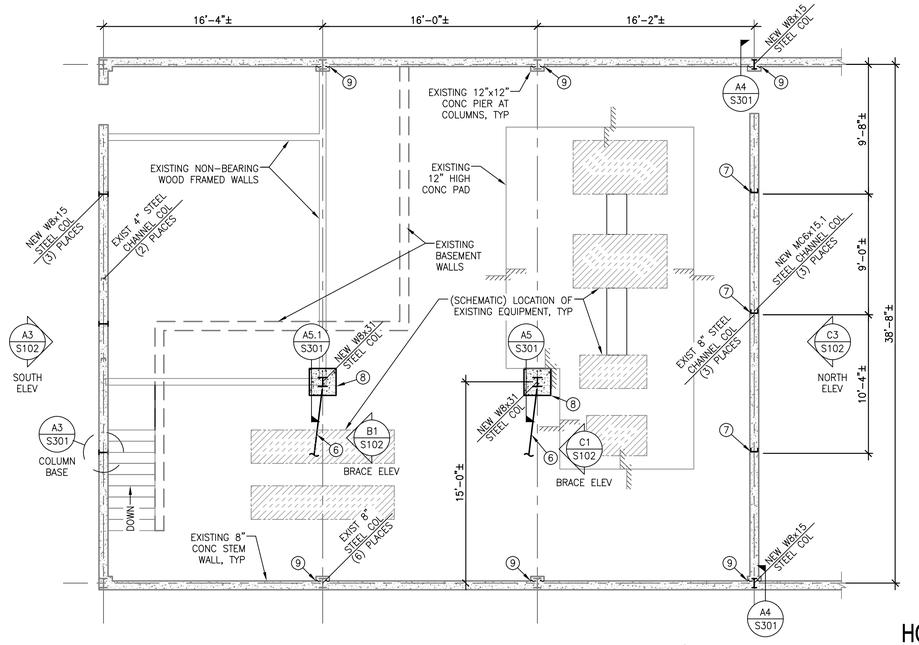
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HOIST ROOM ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"



HOIST ROOM FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

NOTES ON EXISTING CONDITONS

1. DUE TO THE COMPLEXITY OF THE EXISTING STRUCTURE, IT IS RECOMMENDED THAT THE CONTRACTOR AND SUBCONTRACTORS PERFORM A SITE INVESTIGATION TO OBSERVE THE EXISTING CONDITIONS PRIOR TO PREPARING FINAL BUDGETS AND/OR BIDS TO PERFORM THE WORK.
2. BECAUSE OF DIFFICULT FIELD ACCESS, ONLY LIMITED SITE OBSERVATIONS WERE PERFORMED PRIOR TO PREPARATION OF THE STRUCTURAL DRAWINGS. ALL DIMESIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. SOME CONDITONS SHOWN ON THE PLANS AND DETAILS MAY BE CONFLICTING WITH THE ACTUAL EXISTING CONDITONS ENCOUNTERED ON SITE.
3. IF CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND EXISTING CONDITIONS OCCUR, PLEASE NOTIFY THE STRUCTURAL ENGINEER FOR HIS REVIEW. REVISED DETAILING AND/OR ADDITIONAL FRAMING MAY BE REQUIRED.
4. IF ADDITONAL DAMAGED AREAS IN THE STRUCTURE ARE ENCOUNTERED DURING CONSTRUCTION, PLEASE NOTIFY THE STRUCTURAL ENGINEER FOR FURTHER ASSESSMENT.
5. THE CONTRACTOR MUST FIELD VERIFY ALL THE CONDITONS SHOWN AND FIELD MEASURE LENGTHS AND ELEVATIONS PRIOR TO FABRICATION AND ERECTION.

PLAN NOTES:

- ◯ CIRCLED NOTES ARE KEYED ON PLAN.
1. SEE STRUCTURAL NOTES ON **SHEET S001** FOR ADDITIONAL INFORMATION.
2. NEW ROOF DECK SHALL BE 1½" DEEP, 22 GAUGE, GALVANIZED, OR EQUIVALENT. PLACE DECK (3) SPANS CONTINUOUS, MINIMUM. ATTACH DECK AS FOLLOWS:
   A. SPAN PERPENDICULAR TO SUPPORTS: (5) HILTI X-EDN PIN ANCHORS (EQ SPACED).
   B. SPAN PARALLEL TO SUPPORTS: HILTI X-EDN PIN ANCHORS @ 12" OC.
   C. SEAMS: #10 TEK SCREWS @ 24" OC.
3. REMOVE EXISTING TIN ROOFING AT ALL LOW ROOFS AND MAIN ROOF. PLACE NEW TIN ROOF ABOVE STRUCTURAL DECK. SEE DETAIL **D5/S301** FOR ATTACHMENT.
4. DENOTES BEAM SPLICE AT RIDGE LINE.
5. ⅞"ø "X" CABLE BRACING, SEE DETAIL **B3/S301.**
6. W5x19 DIAGONAL BRACE BETWEEN NEW AND EXISTING COLUMN.
7. STITCH WELD NEW MC6 CHANNEL TO EXISTING 8" CHANNEL, SEE DETAIL **B5/S301.**
8. NEW 12" DEEP CONCRETE COLUMN BASE, SEE DETAIL A5/S301.
9. PRESSURE INJECT EPOXY INTO SEPARATIONS IN PIER.

LEGEND:

- STEP IN ROOF LINE
- NEW STRUCTURAL DECK W/ NEW TIN ROOF OVERLAY TO MATCH EXIST
- EXIST STEEL COL (WIDE FLANGE, CHANNEL)
- NEW STEEL COL (WIDE FLANGE, CHANNEL, HSS)
- NEW STEEL TRUSS OR BEAM
- NEW STEEL JOIST OR PURLIN

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THAYNES MINE HOIST BUILDING
STRUCTURAL PLANS

REVISIONS		
NO.	DATE	COMMENTS
1		

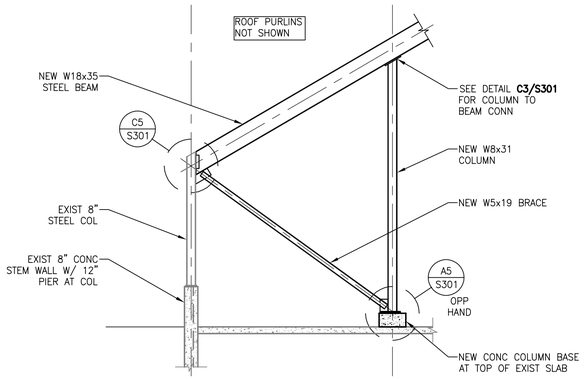
Job #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

HISTORIC THAYNES MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

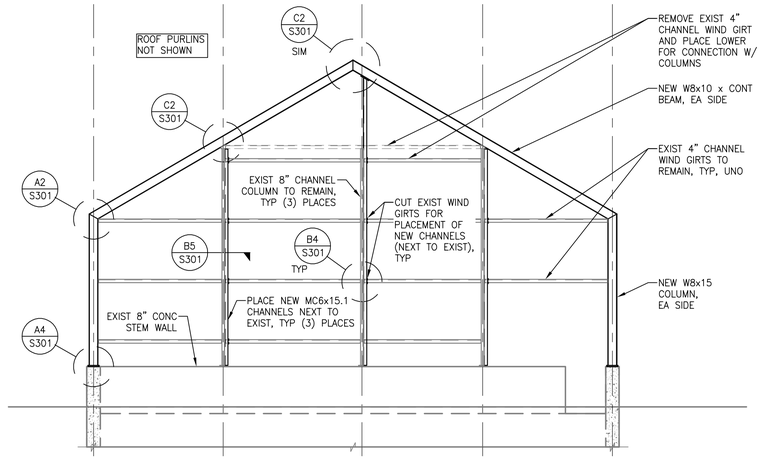
S101

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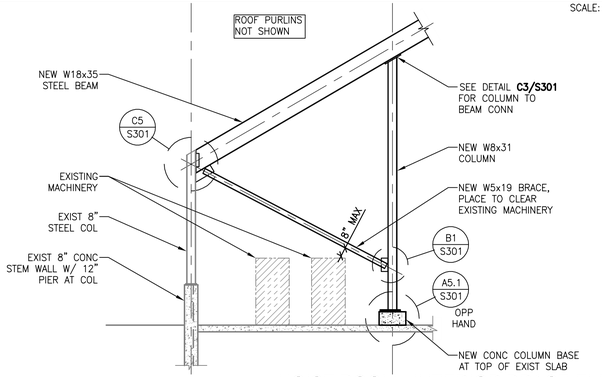
C1 HOIST ROOM - INTERIOR BRACE ELEVATION

SCALE: 3/16" = 1'-0"



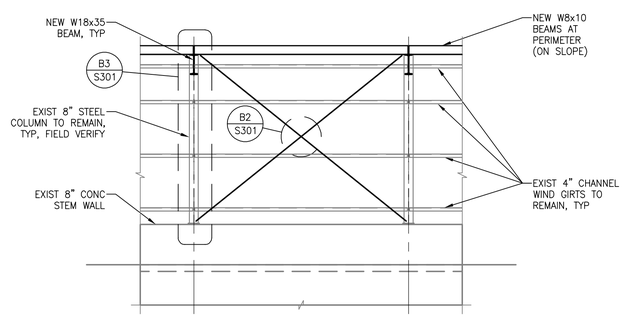
C3 HOIST ROOM - NORTH WALL SCHEMATIC ELEVATION

SCALE: 3/16" = 1'-0"



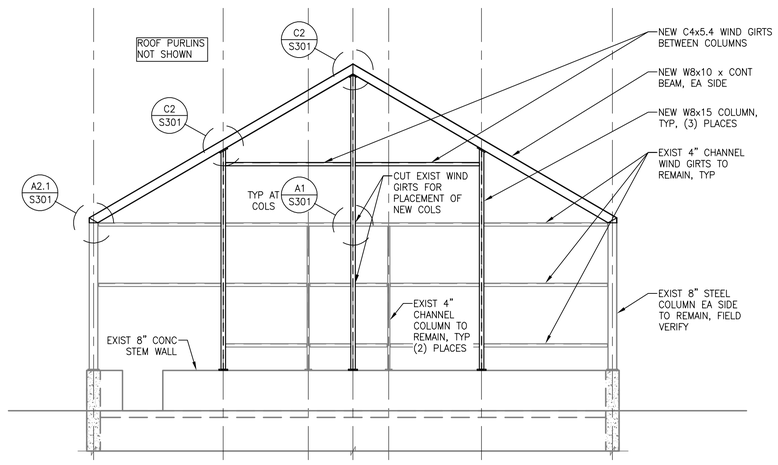
B1 HOIST ROOM - INTERIOR BRACE ELEVATION

SCALE: 3/16" = 1'-0"



A1 HOIST ROOM - EAST / WEST WALL SCHEMATIC BRACE ELEVATION

SCALE: 3/16" = 1'-0"



A3 HOIST ROOM - SOUTH WALL SCHEMATIC ELEVATION

SCALE: 3/16" = 1'-0"

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THAYNES MINE HOIST BUILDING
WALL ELEVATIONS

DATE	REVISIONS COMMENTS
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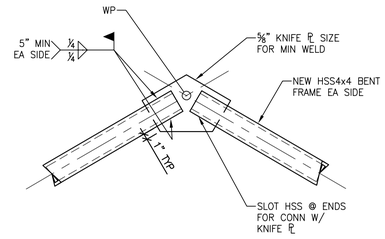
Job #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

HISTORIC
THAYNES
MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

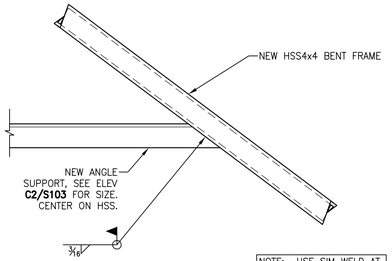
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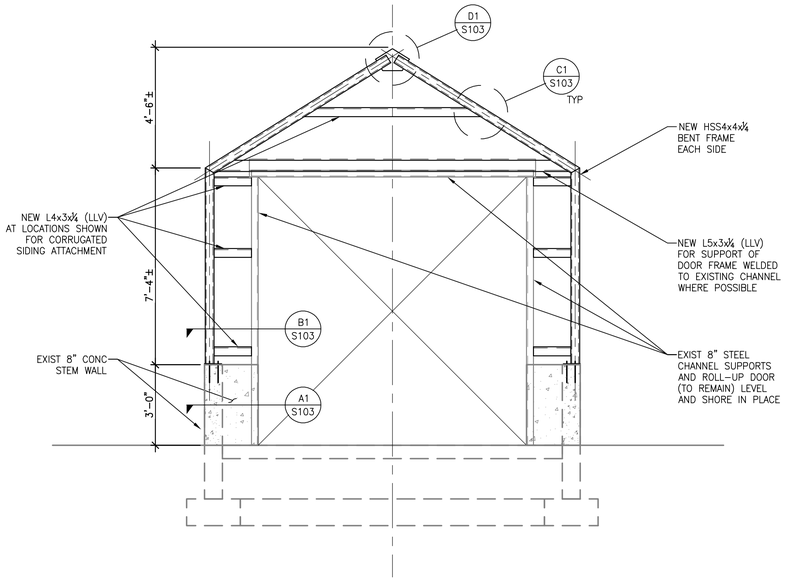
D1

SCALE: 1" = 1'-0"



C1

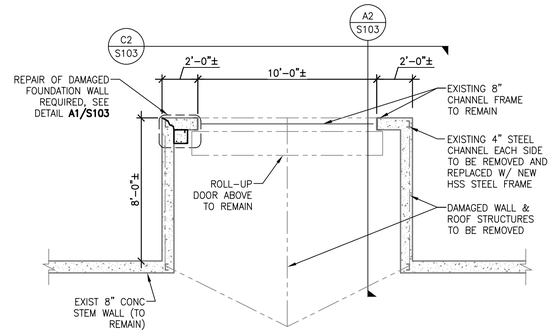
SCALE: 1" = 1'-0"



GARAGE DOOR FACADE SCHEMATIC ELEVATION

C2

SCALE: 3/8" = 1'-0"

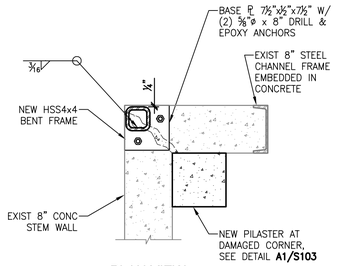


GARAGE DOOR - PARTIAL PLAN

C4

SCALE: 1/4" = 1'-0"

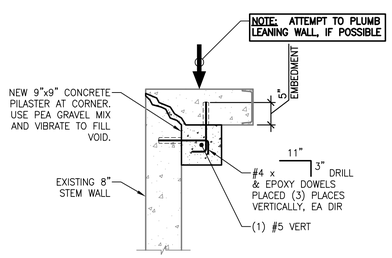
NOTE: ALL DIMENSIONS HAVE BEEN MEASURED IN THE FIELD AND ARE APPROXIMATE.



PLAN VIEW

B1

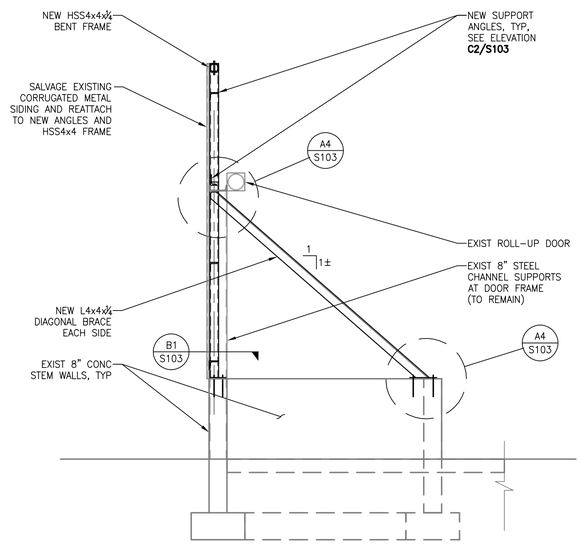
SCALE: 1" = 1'-0"



DAMAGED STEM WALL REPAIR DETAIL

A1

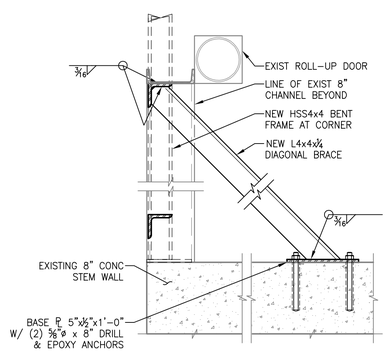
SCALE: 3/4" = 1'-0"



GARAGE DOOR FACADE BRACING

A2

SCALE: 3/8" = 1'-0"



A4

SCALE: 1" = 1'-0"

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165 SOUTH HOBBS RD, SUITE 102, SALT LAKE CITY, UT 84404
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THAYNES MINE AUXILIARY STRUCTURES
GARAGE DOOR FACADE STABILIZATION

REVISIONS		
NO.	DATE	COMMENTS
1		

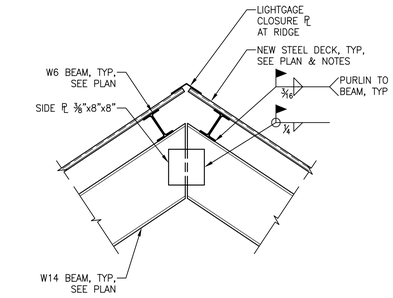
Job #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

HISTORIC THAYNES MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

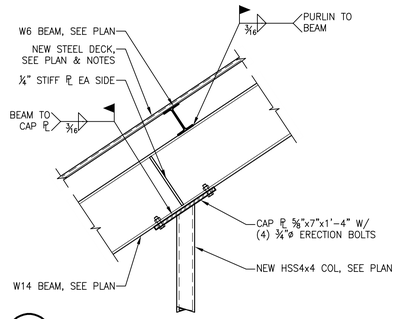
S103

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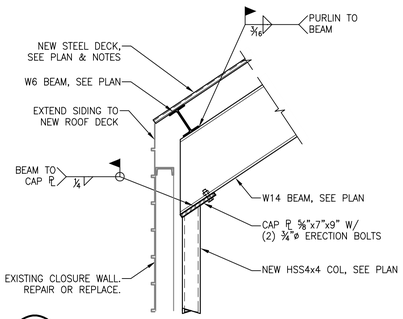
D1

SCALE: 3/4" = 1'-0"



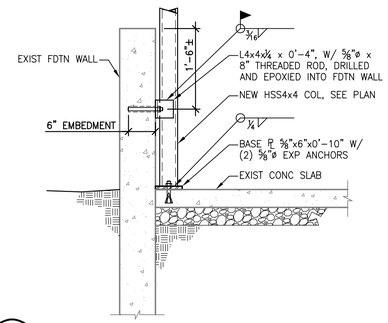
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C1

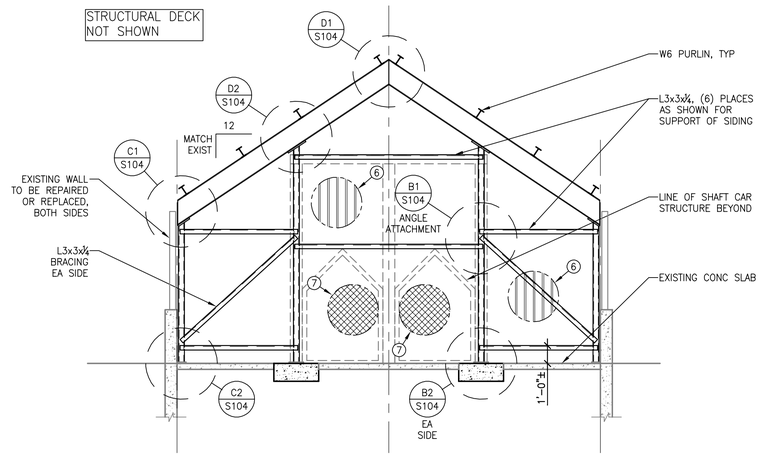
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C2

SCALE: 3/4" = 1'-0"

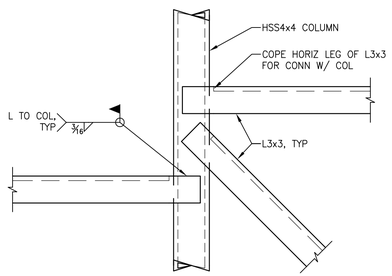
STRUCTURAL DECK NOT SHOWN



C3

SHAFT ENCLOSURE - SCHEMATIC ELEVATION

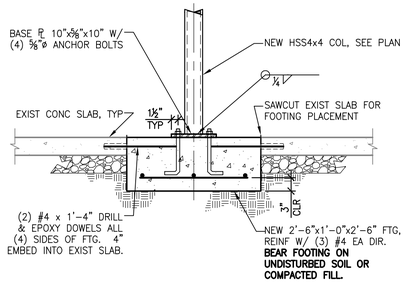
SCALE: 1/4" = 1'-0"



B1

TYP ANGLE TO COLUMN CONN

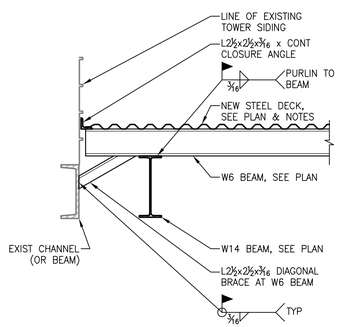
SCALE: 1 1/2" = 1'-0"



B2

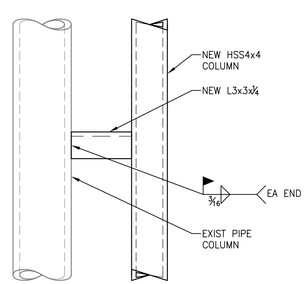
3143_05_A

SCALE: 3/4" = 1'-0"



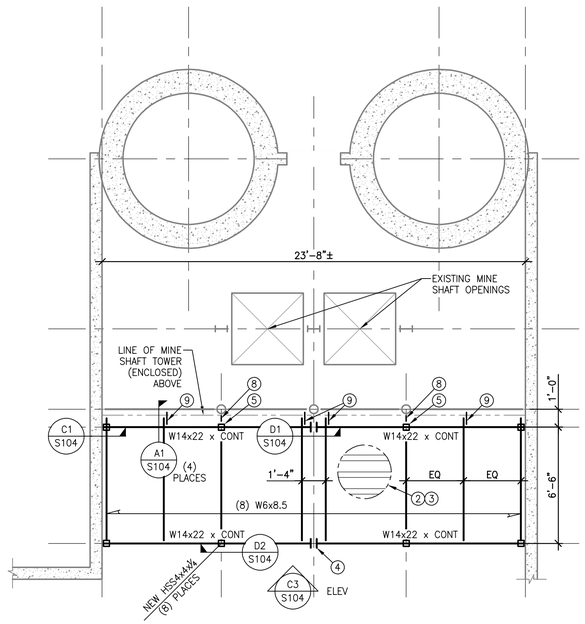
A1

SCALE: 3/4" = 1'-0"



A2

SCALE: 1 1/2" = 1'-0"



SHAFT ENCLOSURE ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES ON EXISTING CONDITONS

1. DUE TO THE COMPLEXITY OF THE EXISTING STRUCTURE, IT IS RECOMMENDED THAT THE CONTRACTOR AND SUBCONTRACTORS PERFORM A SITE INVESTIGATION TO OBSERVE THE EXISTING CONDITONS PRIOR TO PREPARING FINAL BUDGETS AND/OR BIDS TO PERFORM THE WORK.
2. BECAUSE OF DIFFICULT FIELD ACCESS, ONLY LIMITED SITE OBSERVATIONS WERE PERFORMED PRIOR TO PREPARATION OF THE STRUCTURAL DRAWINGS. ALL DIMESIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. SOME CONDITONS SHOWN ON THE PLANS AND DETAILS MAY BE CONFLICTING WITH THE ACTUAL EXISTING CONDITONS ENCOUNTERED ON SITE.
3. IF CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND EXISTING CONDITIONS OCCUR, PLEASE NOTIFY THE STRUCTURAL ENGINEER FOR HIS REVIEW. REVISED DETAILING AND/OR ADDITIONAL FRAMING MAY BE REQUIRED.
4. IF ADDITONAL DAMAGED AREAS IN THE STRUCTURE ARE ENCOUNTERED DURING CONSTRUCTION, PLEASE NOTIFY THE STRUCTURAL ENGINEER FOR FURTHER ASSESSMENT.
5. THE CONTRACTOR MUST FIELD VERIFY ALL THE CONDITONS SHOWN AND FIELD MEASURE LENGTHS AND ELEVATIONS PRIOR TO FABRICATION AND ERECTION.

PLAN & ELEVATION NOTES:

○ CIRCLED NOTES ARE KEYED ON PLAN & ELEVATION.

1. SEE STRUCTURAL NOTES ON **SHEET S001** FOR ADDITIONAL INFORMATION.
2. NEW ROOF DECK SHALL BE 1⅝" DEEP, 22 GAUGE, GALVANIZED, OR EQUIVALENT. PLACE DECK (3) SPANS CONTINUOUS, MINIMUM. ATTACH DECK AS FOLLOWS:
   A. SPAN PERPENDICULAR TO SUPPORTS: (5) HILTI X-EDN PIN ANCHORS (EQ SPACED).
   B. SPAN PARALLEL TO SUPPORTS: HILTI X-EDN PIN ANCHORS @ 12" OC.
   C. SEAMS: #10 TEK SCREWS @ 24" OC.
3. REMOVE EXISTING TIN ROOFING AT ALL LOW ROOFS AND MAIN ROOF. PLACE NEW TIN ROOF ABOVE STRUCTURAL DECK. SEE DETAIL **D5/S301** FOR ATTACHMENT.
4. DENOTES BEAM SPLICE AT RIDGE LINE.
5. CENTER NEW COLUMNS ON EXISTING PIPE COLUMN.
6. TIN SIDING TO MATCH EXISTING. PLACE VERTICALLY AND ATTACH TO L3x3 SUPPORTS.
7. NEW CHAINLINK GATE EACH SIDE. ATTACH TO HSS4x4 COLUMNS FOR SUPPORT.
8. L3x3x¼ STRUT BETWEEN COLUMNS. SEE DETAIL **A2/S104.**
9. L2½x2½x¼ DIAGONAL BRACE, SEE DETAIL **A1/S104.**

LEGEND:

- STEP IN ROOF LINE
- NEW STRUCTURAL DECK W/ NEW TIN ROOF OVERLAY TO MATCH EXIST
- EXIST STEEL COL (WIDE FLANGE, CHANNEL)
- NEW STEEL COL (WIDE FLANGE, CHANNEL, HSS)
- TIN SIDING
- NEW STEEL TRUSS OR BEAM
- NEW STEEL JOIST OR PURLIN

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THAYNES MINE
SHAFT ENCLOSURE

REVISIONS	
DATE	COMMENTS

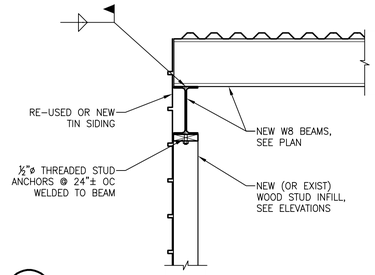
Job #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

HISTORIC THAYNES MINE BUILDING

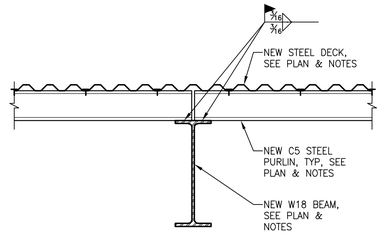
PARK CITY HISTORICAL STRUCTURES

S104

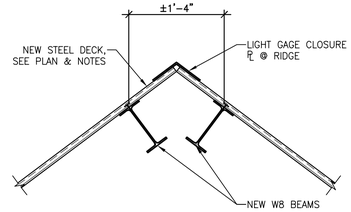
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D2 SCALE: 1" = 1'-0"



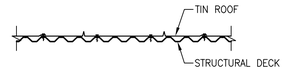
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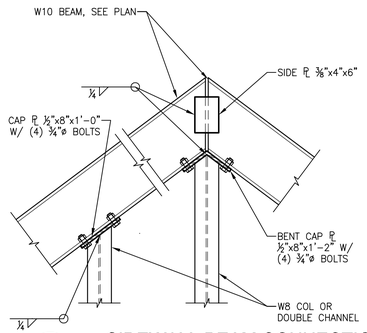
D4 SCALE: 1" = 1'-0"

NOTES:

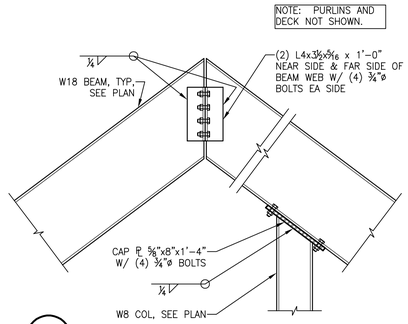
1. TIN ROOF OVERLAY ABOVE STRUCTURAL DECK IS NOT SHOWN ON DETAILS.
2. ATTACH NEW TIN ROOF (TO MATCH EXISTING) TO STRUCTURAL DECK W/ #10 SELF-SEALING TEK SCREWS @ 18"± OC.
3. ATTACH TO TOP OF STRUCTURAL DECK FLUTES AS SHOWN BELOW.



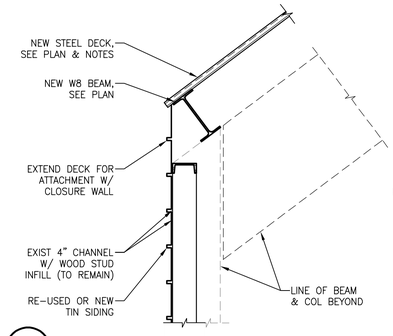
D5 TIN ROOFING ATTACHMENT SCALE: NONE



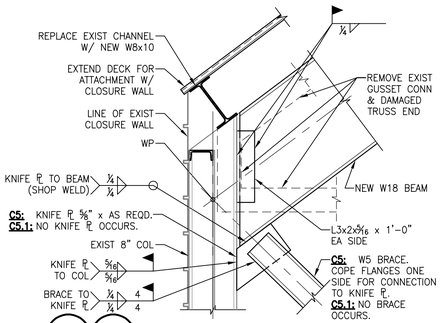
C2 SIDEWALL BEAM CONNECTION SCALE: 1" = 1'-0"



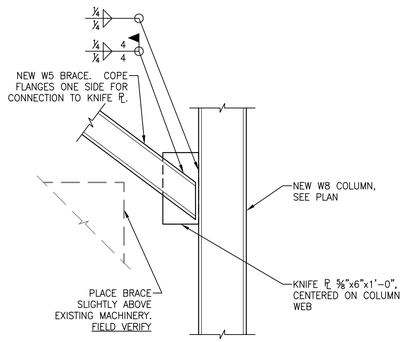
C3 SCALE: 3/4" = 1'-0"



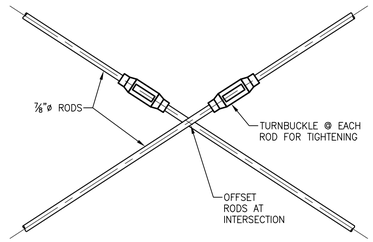
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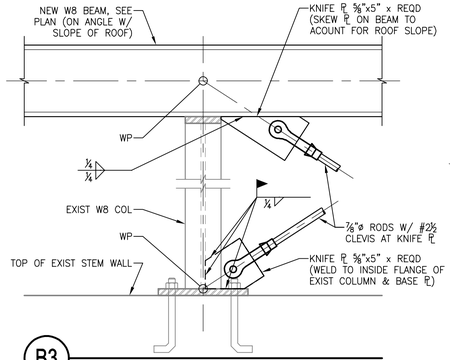
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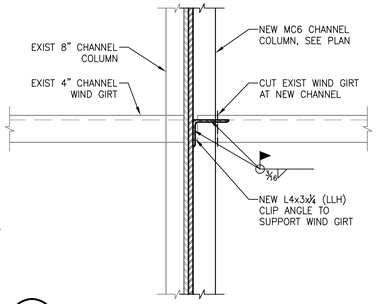
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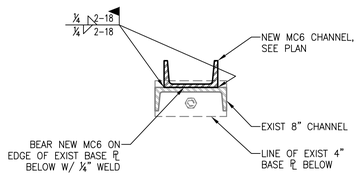
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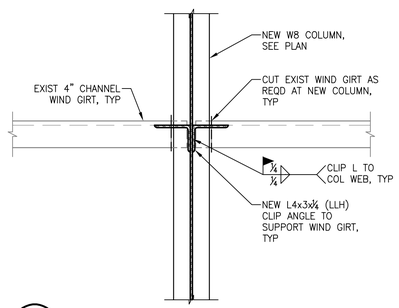
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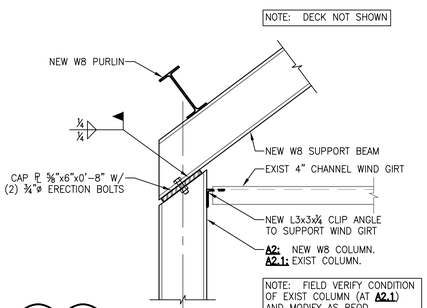
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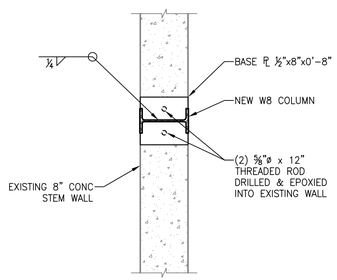
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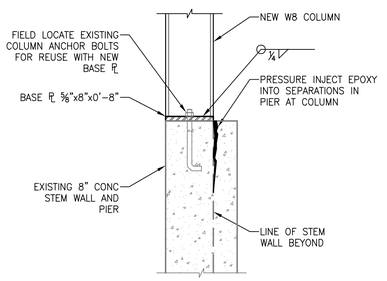
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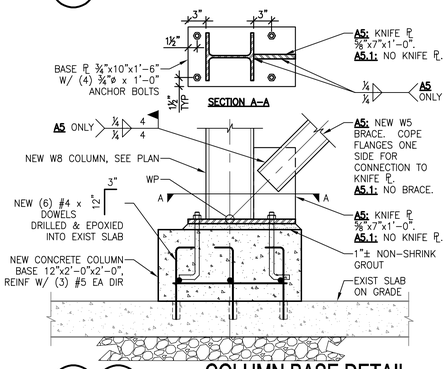
A2 A2.1 SCALE: 1" = 1'-0"



A3 COLUMN BASE PLAN VIEW SCALE: 1" = 1'-0"



A4 COLUMN BASE DETAIL SCALE: 1" = 1'-0"



A5 A5.1 COLUMN BASE DETAIL SCALE: 1" = 1'-0"

CALDER RICHARDS
CONSULTING ENGINEERS
1165 CENTERVILLE MALL, SUITE 4B, SALT LAKE CITY, UT 84047
T: 801.466.1699 F: 801.467.2495

PRELIM ONLY NOT FOR CONSTRUCTION

THAYNES MINE HOIST BUILDING
STRUCTURAL DETAILS

REVISIONS	COMMENTS	DATE
1		

Job #: 20024.05
DRAWN BY: DJK
DESIGNED BY: JR

HISTORIC THAYNES MINE BUILDING

PARK CITY HISTORICAL STRUCTURES

S301

X:\Project Files\2020\20024.05 PC MINES - Thaynes & Silverking Headframes\THAYNES Mine Building Upgrade\S301.dwg, S301, 11/18/2025 2:46:32 PM

Docusign Envelope ID: 95AC5096-98BA-46BB-B285-BED8E33E7BC5

Planning Department

August 7, 2024

Park City Historical Society, Inc.
Morgan Pierce, Applicant's Representative

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	Parcel PCA-S-98-PCMR Park City Mountain Resort Thaynes Mine Site
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Application:	Determination of Significance Material Deconstruction
Project Number:	PL-24-06188
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 7, 2024
Project Summary:	The Applicant proposes Material Deconstruction to remove the historic roof materials from the Thaynes Hoist House, including the 1937 form and later additions to the Hoist House.

Action Taken

On August 7, 2024, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction to remove historic roof materials of the Thaynes Hoist House, the 1937 form and the later additions, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Thaynes Mine Site is designated a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the Silver King Coalition Mining Company dug a shaft in 1934 to access its western

Docusign Envelope ID: 95AC5096-98BA-46BB-B285-BED8E33E7BC5

ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery.

2. According to the Applicant's submittal, the Thaynes Shaft was operated as part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings."
3. Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet up by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.
4. The designated Historic Sites within the Thaynes Mine Site include:
    a. A Conveyor Gallery
    b. The Hoist House
    c. A Fire Hydrant Shack
5. A large, two-story boarding house (collapsed sometime prior to 2009), Accessory Buildings, and a Pump House were associated with the Thanyes Mine Site but are not designated Historic Structures.
6. On March 25, 2015, the Planning Commission approved a Conditional Use Permit for the construction of a gondola to interconnect Park City Mountain Resort and the Canyons Resort. Permit Condition of Approval 4 required the Resort "to take actions regarding the Historic Mining Structures on property owned or leased by the Resort."
7. On September 15, 2016, Park City Municipal and VR CPC Holdings, Inc. (Park City Mountain Resort), entered a Memorandum of Understanding to outline an annual process, prioritization of projects, and funding for the preservation of the Historic Mining Structures.

Docusign Envelope ID: 95AC5096-98BA-46BB-B285-BED8E33E7BC5

8. The Resort provided a 2015 *Preservation Plan for Selected Historic Mining Structures* prepared by SWCA. The Memorandum identifies Gold Sites, priority sites, which include the Thaynes Mine Hoist House and Conveyor Gallery.
9. The Applicant and Friends of Ski Mountain Mining History have completed extensive work on the Thaynes Mine Site, including the rehabilitation of the Conveyor Gallery in 2020.
10. The Applicant now requests the Historic Preservation Board approve Material Deconstruction to remove the roof materials of the Thaynes Hoist House, now collapsed, to protect as many remaining historic materials as possible and to prevent further damage to the structure.

Material Deconstruction

11. The Historic Preservation Board reviews Applications for Material Deconstruction involving any Structure designated to the Historic Sites Inventory proposing removal of historic materials to accommodate structural upgrades pursuant to LMC Section 15-11-12.5.
12. The Applicant proposes removing the collapsed historic roof of the Hoist House, including the 1937 Hoist House form and later additions. Removal of the historic roof will allow the Applicant to:
    a. Remove and store on site the collapsed Hoist House roof materials this fall.
    b. Complete asbestos removal and mitigation in the Hoist House this fall.
    c. Temporarily stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
    d. Complete an engineering evaluation of the Hoist House to determine required long-term stabilization that will support rehabilitation and a new roof, including evaluation of the 1937 form and additions to the Hoist House.
    e. Remove the materials deconstructed and stored on site in 2025.
    f. Rehabilitate the Hoist House and replace the roof in 2026.
13. All required materials, including an engineer's report, cannot be obtained due to the collapsed roof and inability to safely access the Hoist House. Additionally, once the collapsed roof is removed, the asbestos abatement must be completed. At that time, all required materials, including the engineer's report, can be obtained.

Conclusions of Law

Docusign Envelope ID: 95AC5096-98BA-46BB-B285-BED8E33E7BC5

1. The proposed Material Deconstruction of the historic roof materials associated with the Hoist House complies with LMC Section 15-11-12.5 *Material Deconstruction*, as conditioned below.

Conditions of Approval

1. Upon completing removal of the Hoist House roof and completing asbestos mitigation, the Applicant shall complete:
    a. Exterior and interior photos showing the existing conditions of the Hoist House, including the 1937 form and later additions.
    b. As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the Hoist House drawn at quarter-inch scale, including the 1937 form and later additions.
    c. An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building, including the 1937 form and later additions.
    d. Completion of an engineer's report outlining required stabilization for the rehabilitation of the Hoist House, including the 1937 form and later additions, submitted for Chief Building Official and Planning Director review. The Applicant shall return to the Historic Preservation Board to provide an update upon completion of the engineer's report.
    e. Construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
    f. Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.
    g. The Applicant shall preserve as many materials as possible that are associated with the 1937 Hoist House form and later additions, while stabilizing the 1937 Hoist House form and later additions to provide a safe working environment for the completion of asbestos mitigation, an engineer's report, and stabilization and rehabilitation of the structure.
    h. The Applicant shall preserve the Accessory Building and ancillary structures associated with the 1960s ski operations for future Historic Preservation Board review and discussion, with possible nomination for listing to the Park City Historic Sites Inventory.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Signed by:
Randy Scott
E03B13EA71084C7...

8/7/2024

Randy Scott, Historic Preservation Board Chair

Sent Via Email

October 10, 2024

Brian Buck, Donald Roll
Friends of Ski Mining History
Park City, UT

Reference: **Historic Thaynes Mine Building – Structural Investigation**
Park City, UT

Gentlemen,

Pursuant to your request I have conducted a site investigation on the above-referenced building. This investigation was performed after a significant amount of damaged structure had been removed following the major structural collapse in 2023. The purpose of my investigation was to observe the condition of the remaining standing walls in the Hoist Room and surrounding areas, assess what existing structure can remain and be re-used for reconstruction, and to provide recommendations for reconstruction of this historic structure.

Observations & Findings

1. The damaged roof structure had been removed from the majority of the building or was pushed aside in other areas at the time of observation. The damaged steel was removed and stockpiled on the side of the building.

2. Wall framing in the Hoist Room remained standing around the perimeter but the walls were out-of-plumb and showed signs of some minor damage. They consisted of a steel channel "wind girt" framing supported by steel columns with wood infill studs between. The raised foundation walls appeared to be in adequate condition with no significant cracking. Precautions had been taken by the contractor to partially brace these walls for the upcoming snow season and additional measures were suggested during our site visit.

3. It is my professional opinion that the above-mentioned walls can be repaired and re-used to enclose the structure and maintain the historic appearance if reconstruction of the roof structure is anticipated. The repair work may entail providing additional structure as needed to strengthen the walls where the existing steel had been compromised. Wood infill framing and tin siding may also require repair.

4. The building walls and roof between the hoist house and the headframe have collapsed, were badly damaged, and had been removed in some of the worse areas. Also, the foundation walls supporting the framed walls were compromised with significant separations in wall due to differential settlement of the underlying soils. It is my opinion that this structure cannot be salvaged for reconstruction.

Restoring the Structure

Due to some immeasurable attributes of the building, such as its unique historic nature and the public's desire to preserve such treasures of our past, it is recommended that reconstruction of the Hoist Room building be considered. Reconstructing the roof structure and attaching it to the existing (but upgraded) walls is feasible.

The following is a brief scope of work required for restoring the structure:

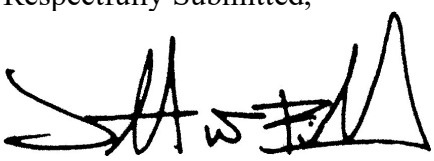
1. Rebuild the gable roof structure using steel beams and steel channels similar to the original structure. Due to limited access to site, placing steel beams in lieu of the original clear span trusses is recommended.
2. The existing steel columns in the wall were investigated and were found adequate to support current snow loading for clear spanning the roof structure. However, it may be easier to place new interior columns at the center of span to reduce the length of steel by creating two spans for the main beams instead of one lengthy span.
3. Repair and upgrade the existing walls with attachment to the new roof structure.
4. Place new structural steel deck and cover with the existing tin roofing material like what is currently being performed on the Silver King Mine Building.

Conclusion

The existing walls of the Hoist Room can be repaired and salvaged while the remaining structure is unsalvageable. Reconstruction of the Hoist Room roof is very feasible. Reconstructing other parts of the building will be much more costly.

I appreciate this opportunity to provide you with this report and trust that it meets your needs. Please call if you have any questions or require further clarification.

Respectfully Submitted,



Jonathan (JR) Richards, P.E., S.E.
Utah License #157777

Historic Preservation Board
Staff Report

Subject: **200 King Road**
Application: **PL-25-06730**
Author: **Elissa Martin, Planning Project Manager**
Date: **January 7, 2026**
Type of Item: **Appeal of a Historic District Design Review Pre-Application Waiver Letter**

As of May 7, 2025, Utah Code Section 10-20-1101(5) prohibits municipalities from conducting public hearings for Appeals.

Recommendation

(I) Review the Appeal of the Historic District Design Review (HDDR) Pre-Application approval to install two 15-foot-tall poles within the platted Building Area Limits of 200 King Road, Lot 1 of the Treasure Hill Subdivision Phase 1 Plat in the Historic Residential-1-Master Planned Development (HR-1-MPD) Zoning District, and (II) consider denying the Appeal and affirming the HDDR Pre-Application approval based on the Findings of Fact and Conclusions of Law in the Final Action Letter (Exhibit A).

Description

Appellant:	Pesky Porcupine, LLC Applicant Representative, Paul Shakespear
Location:	200 King Road
Zoning District:	Historic Residential-1-Master Planned Development
Adjacent Land Uses:	Residential and Open Space
Reason for Review:	The Historic Preservation Board hears Appeals of Historic District Design Reviews.[1]

HDDR	Historic District Design Review
HR-1-MPD	Historic Residential-1-Master Planned Development
LMC	Land Management Code
MPD	Master Planned Development
SFD	Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

200 King Road is Lot 1 of the Treasure Hill Subdivision Phase 1, in the Sweeney Properties Master Planned Development (MPD) within the HR-1-MPD Zoning District. The Appellant appeals the August 28, 2025 HDDR Pre-Application waiver letter approving the installation of two 15-foot-tall poles at 200 King Road, within the platted

Building Area Limits. The Appellant argues that the “Antennas and Cameras” are not allowed in the HR-1-MPD Zoning District, and that the materials used for the poles are not compatible with the character of the Historic District, pursuant to LMC § 15-13-8(a).

Background

On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property HR-1-MPD (Exhibit E).

On August 26, 2025, the property owner of 200 King Road submitted a HDDR Pre-Application to the Planning Department for the installation of two 15-foot-tall poles. The Planning Department reviews HDDR Pre-Applications pursuant to LMC § 15-11-12 *Historic District or Historic Site Review*, which states:

> *The Planning Director or designee may upon review of a Pre-Application submittal, determine that due to the limited scope of a project the Historic District or Historic Site Review process as outlined in Section 15-11-12 and Historic Preservation Board Review For Material Deconstruction as outlined in Section 15-11-12.5 are not required and is exempt.*
>
> *If such a determination is made, the Planning Director or designee may, upon reviewing the Pre-Application for compliance with applicable Regulations for Historic Districts and Historic Sites, approve, deny, or approve with conditions, the project. If approved, the Applicant may submit the project for a Building Permit.*

On August 28, 2025, the Planning Director issued an HDDR-Pre Application waiver letter, requiring the poles to be relocated to comply with the Treasure Hill Subdivision Phase I Building Area Limits prior to Building Permit submittal.

On September 16, 2025, the Applicant submitted Building Permit 25-2107 with updated plans which comply with the requirement to relocate the poles within the platted Building Area Limits. The City issued Building Permit 25-2107 on September 26, 2025.

On October 17, 2025, the Appellant submitted the “Appeal of a Land Use Determination” to the Planning Department, appealing the “Building Permit, Allowed Use Review and Architectural Review.” This staff report pertains to the appeal of the HDDR Pre-Application.

On January 2, 2026, the Applicant submitted a reply to the submitted appeal (Exhibit F).

Standard of Review

Pursuant to Land Management Code (LMC) § 15-1-18, Final Action regarding the Design Guidelines for Historic Districts and Historic Sites shall be reviewed by the Historic Preservation Board. As an appeal authority, the Historic Preservation Board shall act in a quasi-judicial manner and review factual matters on the record, with deference to the land use authority. The Historic Preservation Board shall determine the correctness of the land use authority's interpretation and application of the plain

meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.[1]

Timing

A decision by Staff regarding the Design Guidelines for Historic Districts and Historic Sites may be appealed within 30 days after the day on which the written decision is issued. However, this standard is qualified by when the Appellant received constructive or actual notice of the written decision as explained below.

Burden of Proof

The Appellant has the burden of proof to demonstrate the Planning Director erred in approving the HDDR Pre-Application waiver letter in accordance with LMC §15-11-12(A)(3).

Analysis

The questions for the Historic Preservation Board are:

Did the Appellant submit the Appeal within the required timeframe in accordance with the requirements in LMC § 15-1-18(E)?

and, if so,

Did the Planning Director incorrectly approve the HDDR Pre-Application?

(I) The Appellant submitted the appeal of the HDDR-Pre Application waiver letter fifty days after the Planning Director issued the waiver letter.

Pursuant to LMC § 15-1-18(E), the LMC requires that the decision by the historic preservation authority, in this case, the Planning Director, regarding the Design Guidelines for Historic Districts and Historic Sites, may be appealed within 30 days after the day on which a written decision is issued. The Planning Director issued the HDDR Pre-Application waiver letter on August 28, 2025 (Exhibit C). The Appellant submitted the appeal on October 17, 2025, 50 days after the waiver letter was issued to the Applicant. Therefore, the Appellant did not submit the appeal within 30 days of issuance and the Appeal should be dismissed, unless the Board determines the Appellant did not have actual or constructive notice of the waiver letter until a later date.

Because the City does not mail nor post notice of HDDR Pre-Application waiver letters, the Appellant argues they did not have notice of the letter until the poles were constructed on October 13, 2025. If the Board determines no actual notice was given, the Board should consider date of commencement of construction (which may be different than the October 13 date the Appellant observed the finished poles) as constructive notice and the trigger for the commencement of the 30-day appeal period. If the Appeal was not filed within 30 days of the constructive

[1] LMC § 15-1-18

notice, the Appeal should be dismissed as untimely.

(II) The Planning Director correctly approved the HDDR Pre-Application according to the HR-1-MPD requirements, the Sweeney Properties MPD, and the Regulations for New Residential Infill Construction (and Non-Historic Sites) In Historic Districts outlined in LMC § 15-13-8.

TELECOMMUNICATIONS FACILITY

The Appellant argues that the "property owner caused to be built two fifteen feet tall antennas…" and because "Freestanding Antennas" are prohibited in the HR-1 Zoning District, pursuant to LMC § 15-4-14(H)(1), they should not have been allowed.

> *Prohibited. Any Antenna located on Historic Structures and all freestanding Antenna located within the HRL, HR-1, HR-2, HRM, E-40, E, SF, R-1, RM, and POS zones.*

The August 28, 2025 HDDR-Pre Application waiver letter approved two 15-foot-tall *poles* within the platted Building Area Limits at 200 King Road. The poles are for security cameras. The Applicant's scope of work submitted with the HDDR Pre-Application describes the security cameras as an "outdoor surveillance system, connected to a centralized video recording server."

The Appellant argues that "the Property owner is using the Antennas and Cameras for Telecommunications as part of a Telecommunications Facility. Such use is not allowed in HR-1." The Appellant conflates the poles with "Antennas." According to LMC § 15-15-1 *Definitions*, a pole is not an "Antenna":

> ***ANTENNA**. A **transmitting or receiving device** used in Telecommunications that radiates or captures radio, television, or similar communication signals.*

The LMC defines "Telecommunications" as:

> ***TELECOMMUNICATIONS**. The transmission between or among points specified by a user, of information of the user's choosing, without change in the form or content of the information as sent or received.*

While a camera may be considered "Telecommunications", pursuant to the definition in LMC § 15-15-1 (above), a camera is not a "Telecommunications Facility", which consists of "Antenna, Equipment, Shelters and related Structures used for transmitting and/or receiving Telecommunications and/or radio signals."[2]

Contrary to the Appellant's argument, neither a "pole" nor a "camera" is an "Antenna" nor do they, together, constitute a "Telecommunications Facility."

MATERIALS

The Appellant argues that "the Antennas and Cameras utilize materials that are either

[2] LMC § 15-15-1

not included on the Master List of Non-Historic Materials and Finishes or materials that are not compatible 'with the character of the Historic District' (LMC §15-13-8(a))."

Pursuant to LMC § 15-13-8(A)(11), the Master List of Non-Historic Materials and Finishes pertains to external siding materials for use on new residential infill buildings and therefore is not applicable to poles.

Furthermore, 200 King Road is within the Sweeney Properties MPD and the HR-1-MPD Zoning District; properties in the HR-1-MPD Zoning District are bound by different standards than properties within the HR-1 Zoning District, pursuant to Ordinance No. 90-24 (Exhibit E). The galvanized pipe material used for the poles is compatible with the character of the Sweeney Properties MPD.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 23, 2025. Staff mailed courtesy notice to property owners within 300 feet on December 23, 2025. The *Park Record* published courtesy notice on December 24, 2025.[5]

Alternatives

The Historic Preservation Board may

- Dismiss the Appeal as untimely, deny the Appeal, and affirm the Planning Director's Approval of the HDDR Pre-Application, in accordance with the Draft Final Action Letter attached as Exhibit A.
- Grant the Appeal and reverse the Planning Director's Approval of the HDDR Pre-Application and direct staff to prepare a Final Action Letter.
- Grant the Appeal in part, deny in part, affirm in part, and reverse in part the Planning Director's Approval of the HDDR Pre-Application and direct staff to draft a Final Action Letter.
- Grant the Appeal in part, affirm in part, and reverse in part the Planning Director's Approval of the HDDR Pre-Application, direct staff to draft a Final Action Letter, and remand to the Planning Director for further consideration.
- Continue the Appeal to a date certain and request additional information.

Exhibits

A: Draft Final Action Letter
B: Appellant Submittal
C: August 28, 2025 HDDR Pre-Application Waiver Letter
D: Proposed Plans
E: Ordinance No. 90-24
F: Pole Appeal Reply (Final with Exhibit)

Planning Department

January 7, 2026

Pesky Porcupine, LLC
CC: Paul Shakespear

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	200 King Road
Zoning District:	Historic Residential-1-Master Planned Development
Application:	Appeal of Historic District Design Review (HDDR) Pre-Application Waiver Letter
Project Number:	PL-25-06730
Action:	DENIED
Date of Final Action:	January 7, 2026
Project Summary:	The Applicant appeals the approval of an HDDR Pre-Application Waiver Letter to install two 15-foot-tall poles on Lot 1 of the Treasure Hill Subdivision Phase I, within the platted Building Area Limits.

Action Taken

On January 7, 2026, the Historic Preservation Board denied the Appeal according to the following Findings of Fact and Conclusions of Law:

Background

1. 200 King Road is Lot 1 of the Treasure Hill Subdivision Phase 1, in the Sweeney Properties Master Planned Development (MPD), within the Historic Residential-1-MPD (HR-1-MPD) Zoning District.
2. On August 23, 1990, the City Council adopted Ordinance No. 90-24, zoning the property HR-1-MPD, which established specific Building requirements, Lot and Site standards, and design criteria for properties within the Sweeney Properties MPD.

Findings of Fact

1. On August 26, 2025, the property owner submitted an HDDR Pre-Application to the Planning Department for the installation of two 15-foot-tall poles at 200 King Road.
2. On August 28, 2025, the Planning Director issued an HDDR Pre-Application Waiver Letter approving the two 15-foot-tall poles, pursuant to the requirements of the Land Management Code and Treasure Hill Subdivision Phase I Building Area Limits.
3. Land Management Code (LMC) § 15-1-18(E) states: "[a] decision by the historic preservation authority which is a decision by Staff regarding the Design Guidelines for Historic Districts and Historic Sites, may be appealed within 30 days after the day on which the historic preservation authority issues a written decision."
4. Consistent with past practice and in accordance with the LMC, the Planning Department did not mail or post a notice of the HDDR Pre-Application waiver letter issued by the Planning Director on August 28, 2025.
5. The Appellant observed the finished poles at 200 King Road on October 13, 2025.
6. On October 17, 2025, fifty days after the Planning Director issued the HDDR Pre-Application Waiver Letter approving the two 15-foot-tall poles at 200 King Road, the Appellant submitted the "Appeal of a Land Use Determination" application to the Planning Department, appealing the "Building Permit, Allowed Use Review and Architectural Review."
7. The two 15-foot-tall poles were approved within the platted Building Area Limits of Lot 1 of the Treasure Hill Subdivision Phase 1, in the HR-1-MPD Zoning District, which does not prohibit the installation of 15-foot-tall poles.
8. A pole is not an Antenna, pursuant to the definition of Antenna in LMC § 15-15-1 *Definitions*, which states that an Antenna is "[a] transmitting or receiving device used in Telecommunications that radiates or captures radio, television, or similar communication signals".
9. Pursuant to LMC § 15-15-1 *Definitions,* a "pole" nor a "camera" is an "Antenna" nor do they, together, constitute a "Telecommunications Facility", which consists of "Antenna, Equipment, Shelters and related Structures used for transmitting and/or receiving Telecommunications and/or radio signals."
10. Pursuant to LMC § 15-13-8(A)(11), the Master List of Non-Historic Materials and Finishes pertains to external siding materials for use on new residential infill buildings and therefore is not applicable to poles.

11. 200 King Road is within the Sweeney Properties MPD and the HR-1-MPD Zoning District; properties in the HR-1-MPD Zoning District are bound by different standards than properties within the HR-1 Zoning District, pursuant to Ordinance No. 90-24; the galvanized pipe material used for the poles is compatible with the character of the Sweeney Properties MPD.

Conclusions of Law

1. The Appeal of the Planning Director's August 28, 2025 HDDR Pre-Application Waiver Letter must be dismissed because the Appellant did not timely submit the Appeal according to the requirements of Land Management Code § 15-1-18(E).
2. The Planning Director correctly applied the LMC in the August 28, 2025 HDDR Pre-Application Waiver Letter approving the two 15-foot poles at 200 King Road, according to the HR-1-MPD requirements, the Sweeney Properties MPD, and the Regulations for New Residential Infill Construction (and Non-Historic Sites) In Historic Districts (LMC § 15-13-8).

Pursuant to Land Management Code § 15-1-18(B), Final Action on appeals by the Historic Preservation Board may be appealed to District Court in Summit County.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Douglas Stephens, Historic Preservation Board Chair

SNELL
& WILMER

Paul W. Shakespear
Partner
O 801.257.1900 | F 801.257.1800
pshakespear@swlaw.com

October 16, 2025

VIA EMAIL AND US MAIL

Historic Preservation Board
Park City Planning Commission
c/o Rebecca Ward, Planning Director
445 Marsac Ave.
Park City, UT 84060

Re: Building Permit #25-2107 –Appeal of Allowed Use Review & Architectural Review

Dear Planning Commission and Historic Preservation Board:

I represent Pesky Porcupine LLC ("**Appellant**") the owner of the real property located in the HR-1 MPD Zone at 220 King Road, Park City, Utah. Appellant became aware that the owner of the adjacent real property, also in the HR-1 MPD Zone located at 200 King Road, Park City, Utah ("**Property**"), obtained a building permit (Permit #25-2107) on September 26, 2025 ("**Building Permit**"). Ostensibly pursuant to that Building Permit, the Property owner caused to be built two fifteen feet tall antennas, upon which two surveillance cameras are or will be mounted ("**Antennas and Cameras**").

Pursuant to Park City's Land Management Code § 15-1-18(A) and Park City Code § 2-8-14, Appellant hereby appeals the Building Permit, Allowed Use Review, and Architectural Review, that should have been conducted pursuant to Park City's Land Management Code §§ 15-1-9 and 15-2.2-9, for the Building Permit because the Antennas and Cameras are not allowed in the HR-1 MPD Zone, in which Property owner has consistently taken the position that the HR-1 provisions apply in their entirety. Additionally, there are other matters related to the Building Permit and the Antennas and Cameras that the Appellant seeks be overturned, such as the review of the materials used within the Historic District because the Property owner has utilized materials that are either not included on the Master List of Non-Historic Materials and Finishes or has used materials that are not compatible "with the character of the Historic District." (LMC §15-13-8(a).) Further, the use and freestanding Antennas and Cameras, even if using different materials, are simply inconsistent with the Historic District associated with the HR-1 Zone. Appellant requests that the issuance of the Building Permit be revoked and the Allowed Use and Architectural Reviews be overturned.

Because Park City Code is not clear regarding which entities are to address the varied aspects of Appellant's concerns related to the Building Permit and Antennas and Cameras, Appellant is simultaneously submitting appeals to each of you, the Planning Commission, the Historic Preservation Board, and the Board of Appeals, to ensure that this matter is fully and

appropriately considered. To the extent one of you are not authorized to hear and resolve all of the following issues, Appellant will address those issues with the other appeal bodies. In any event, the Building Permit should be revoked and the related Reviews should be overturned.

I. ADDITIONAL FACTUAL BACKGROUND

On October 13, 2025, Appellant discovered that Property owner had caused to be installed the Antennas and Cameras on the Property. Upon further investigation, Appellant discovered the Building Permit's issuance. By October 13, 2025, the two fifteen feet tall Antennas, upon which Cameras are to be installed, were in place as shown in the following photo:



II. ARGUMENT

Because the Allowed Use and Architectural Reviews were fatally flawed, the Building Permit must be revoked. (LMC §15-1-9(D); 2021 IBC 104.2; 2021 IBC 107.2.1 (construction documents must show in detail "that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official." (emphasis added)).)

A. The Allowed Use Review Impermissibly Concluded Freestanding Antennas are Allowed in the HR-1 Zone

Appellant timely appeals the Allowed Use Review because telecommunication antennas are prohibited in the HR-1 Zone by Park City Land Management Code §15-4-14. Specifically, Section 15-4-14(H)(1) prohibits "Freestanding Antenna" within HR-1, among other zones.[1] The LMC defines an "Antenna, Freestanding" as "[a]n Antenna mounted on or within a stand alone support Structure including but not limited to a wooden pole, steel pole, lattice tower, utility pole, lift tower, light standard, flag pole, or other vertical support" that is used as a transmitting "device used in Telecommunications that radiates or captures radio, television, or similar communication signals." (LMC §15-15-1.) The use of the Antennas and Cameras is, by definition, "Telecommunications."

The LMC defines Telecommunications to be "[t]he transmission between or among points specified by a user, of information of the user's choosing, without change in the form or content of the information as sent or received." The Property owner is (or will) transmit the video, images, and/or sound captured — "information of the user's choosing" — "between or among points specified by" the Property owner. In doing so, the Property owner is using the Antennas and Cameras for Telecommunications as part of a Telecommunications Facility. Such use is not allowed in HR-1.

B. The Architectural Review Failed to Properly Consider the Antennas and Cameras and their Character that are Wholly Inconsistent with Historic District

As discussed above, Freestanding Antennas are simply prohibited in the HR-1 Zone, and the Architectural Review was, accordingly, fatally flawed. To make matters worse, the Antennas and Cameras utilize materials that are either not included on the Master List of Non-Historic Materials and Finishes or materials that are not compatible "with the character of the Historic District." (LMC §15-13-8(a).) For example, the Antennas are galvanized pipe, similar to what would be used in chain link fences, which are also generally prohibited in all zones in Park City.

---

[1] In fact, to install any telecommunications facilities in Park City, one must first obtain a Conditional Use Permit – a prerequisite that was not fulfilled, even if a Conditional Use Permit could nullify Section 15-4-14(H)(1).

(LMC § 15-4-2(B).) It would be entirely inconsistent with the HR-1 Zone Historic District to allow the installation of two Antennas made of similar materials that are generally prohibited throughout all of Park City. Likewise, the Antennas and Cameras do not even attempt to use materials that are required to be used for Satellite Receiving Antennas so that they "blend with the surroundings." (LMC § 15-4-13(5).) In fact, the galvanized pipes are not "dark neutral color[s]"; rather they are "[h]ighly reflective materials [that] shall not be permitted." (*Id.*) Nor are the Antennas and Cameras screened, as is required for Satellite Receiving Antennas. (LMC §15-4-13(C)(4).) In sum, Freestanding Antennas are not, for many good reasons, allowed in the HR-1 Zone. Even if they were permitted, the materials that Property owner has used are wholly inconsistent with the Historic District, as evidenced by other Land Use Regulations and practical considerations.

Beyond the materials, the height of the Antennas and Cameras are also inconsistent with the HR-1 Zone and other requirements generally applicable in Park City. Fences generally may not be any taller than four to six feet throughout Park City (LMC § 15-4-2(A)), while Satellite Receiving Antennas may not be taller than 10 feet above Grade. (LMC § 15-4-13(C)(1).) Two 15 feet tall Antennas and Cameras are inconsistent with the HR-1 Zone Historic District.

At the core, the two 15 feet tall, freestanding Antennas and Cameras are simply inconsistent with the Historic District associated with the HR-1 Zone. They are blatantly not consistent with the historic uses and aesthetic in the area, are blatantly visible, and detract from the aesthetic values inherent in the Historic District. Accordingly, the Architectural Review should be overturned.

III. CONCLUSION

Based on the Property owner's insistence that the HR-1 Zone standards are applicable in the HR-1 MPD zone, telecommunication antennas are prohibited in HR-1 Zone and the Antennas and Cameras violate the historic values of the HR-1 Historic District. Accordingly, the Allowed Use Review and Architectural Review must be overturned, the Building Permit must be revoked, and the Property owner must immediately remove the offending Antennas and Cameras.

Best,

Snell & Wilmer

Paul W. Shakespear

cc: Client

Paul W. Shakespear (14113)
SNELL & WILMER L.L.P.
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101
Telephone: 801.257.1900
pshakespear@swlaw.com

Attorney for Pesky Porcupine LLC

BEFORE THE BOARD OF APPEALS

OF THE CITY OF PARK CITY

In re: Appeal of Building Permit #25-2107	Notice of Pesky Porcupine LLC's Appeal to Board of Appeals

The firm, Snell & Wilmer LLP, represents Pesky Porcupine LLC ("**Appellant**") the owner of the real property located in the HR-1 MPD Zone at 220 King Road, Park City, Utah. Appellant became aware that the owner of the adjacent real property, also in the HR-1 MPD Zone located at 200 King Road, Park City, Utah ("**Property**"), obtained a building permit (Permit #25-2107) on September 26, 2025 ("**Building Permit**"). Ostensibly pursuant to that Building Permit, the Property owner caused to be built two fifteen feet tall antennas, upon which two surveillance cameras are or will be mounted ("**Antennas and Cameras**").

Pursuant to Park City Code § 2-8-14 and Park City's Land Management Code § 15-1-18(A), Appellant hereby appeals the Building Permit, Allowed Use Review, and Architectural Review, that should have been conducted pursuant to Park City's Land Management Code §§ 15-1-9 and 15-2.2-9, for the Building Permit because the Antennas and Cameras are not allowed in the HR-1 MPD Zone, in which Property owner has consistently taken the position that the HR-1

provisions apply in their entirety. Additionally, there are other matters related to the Building Permit and the Antennas and Cameras that the Appellant seeks be overturned, such as the review of the materials used within the Historic District because the Property owner has utilized materials that are either not included on the Master List of Non-Historic Materials and Finishes or has used materials that are not compatible "with the character of the Historic District." (LMC §15-13-8(a).) Further, the use and freestanding Antennas and Cameras, even if using different materials, are simply inconsistent with the Historic District associated with the HR-1 Zone. Appellant requests that the issuance of the Building Permit be revoked and the Allowed Use and Architectural Reviews be overturned.

Because Park City Code is not clear regarding which entities are to address the varied aspects of Appellant's concerns related to the Building Permit and Antennas and Cameras, Appellant is simultaneously submitting appeals to each of you, the Planning Commission, the Historic Preservation Board, and the Board of Appeals, to ensure that this matter is fully and appropriately considered. To the extent one of you are not authorized to hear and resolve all of the following issues, Appellant will address those issues with the other appeal bodies. In any event, the Building Permit should be revoked and the related Reviews should be overturned.

I. ADDITIONAL FACTUAL BACKGROUND

On October 13, 2025, Appellant discovered that Property owner had caused to be installed the Antennas and Cameras on the Property. Upon further investigation, Appellant discovered the Building Permit's issuance. By October 13, 2025, the two fifteen feet tall Antennas, upon which Cameras are to be installed, were in place as shown in the following photo:



II. ARGUMENT

Because the Building Permit should not issue if it does not provide for compliance of "relevant laws, ordinances, rules, and regulations" provided for in Park City Code and because the Allowed Use and Architectural Reviews were fatally flawed, the Building Permit must be revoked. (LMC §15-1-9(D); 2021 IBC 104.2; 2021 IBC 107.2.1 (construction documents must show in detail "that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official." (emphasis added)).)

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B. The Architectural Review Failed to Properly Consider the Antennas and Cameras and their Character that are Wholly Inconsistent with Historic District

As discussed above, Freestanding Antennas are simply prohibited in the HR-1 Zone, and the Architectural Review was, accordingly, fatally flawed. To make matters worse, the Antennas and Cameras utilize materials that are either not included on the Master List of Non-Historic

[1] In fact, to install <u>any</u> telecommunications facilities in Park City, one must first obtain a Conditional Use Permit – a prerequisite that was not fulfilled, even if a Conditional Use Permit could nullify Section 15-4-14(H)(1).

Materials and Finishes or materials that are not compatible "with the character of the Historic District." (LMC §15-13-8(a).) For example, the Antennas are galvanized pipe, similar to what would be used in chain link fences, which are also generally prohibited in all zones in Park City. (LMC § 15-4-2(B).) It would be entirely inconsistent with the HR-1 Zone Historic District to allow the installation of two Antennas made of similar materials that are generally prohibited throughout all of Park City. Likewise, the Antennas and Cameras do not even attempt to use materials that are required to be used for Satellite Receiving Antennas so that they "blend with the surroundings." (LMC § 15-4-13(5).) In fact, the galvanized pipes are not "dark neutral color[s]"; rather they are "[h]ighly reflective materials [that] shall not be permitted." (*Id.*) Nor are the Antennas and Cameras screened, as is required for Satellite Receiving Antennas. (LMC §15-4-13(C)(4).) In sum, Freestanding Antennas are not, for many good reasons, allowed in the HR-1 Zone. Even if they were permitted, the materials that Property owner has used are wholly inconsistent with the Historic District, as evidenced by other Land Use Regulations and practical considerations.

Beyond the materials, the height of the Antennas and Cameras are also inconsistent with the HR-1 Zone and other requirements generally applicable in Park City. Fences generally may not be any taller than four to six feet throughout Park City (LMC § 15-4-2(A)), while Satellite Receiving Antennas may not be taller than 10 feet above Grade. (LMC § 15-4-13(C)(1).) Two 15 feet tall Antennas and Cameras are inconsistent with the HR-1 Zone Historic District.

At the core, the two 15 feet tall, freestanding Antennas and Cameras are simply inconsistent with the Historic District associated with the HR-1 Zone. They are blatantly not consistent with the historic uses and aesthetic in the area, are blatantly visible, and detract from the aesthetic values inherent in the Historic District. Accordingly, the Architectural Review should be overturned.

III. CONCLUSION

Based on the Property owner's insistence that the HR-1 Zone standards are applicable in the HR-1 MPD zone, telecommunication antennas are prohibited in HR-1 Zone and the Antennas and Cameras violate the historic values of the HR-1 Historic District. Accordingly, the Allowed Use Review and Architectural Review must be overturned, the Building Permit must be revoked for allowing construction that does not comply with Park City Code, and the Property owner must immediately remove the offending Antennas and Cameras.

DATED this 16th day of October, 2025.

SNELL & WILMER L.L.P.

/s/ Paul W. Shakespear
Paul W. Shakespear

Attorney for Pesky Porcupine LLC

VERIFICATION

I, Paul W. Shakespear, attorney in fact for Pesky Porcupine LLC ("**Appellant**"), declare as follows:

The facts set forth in the foregoing are within the knowledge of Appellant but not entirely within my personal knowledge; there is no one employee of Appellant who has personal knowledge of all such facts; and such facts have been assembled by authorized employees, agents, or partner of Appellant. I am therefore informed and believe such facts to be true.

RESPECTFULLY SUBMITTED this 16th day of October, 2025.

/s/ Paul W. Shakespear
Paul W. Shakespear

Planning Department

August 28, 2025

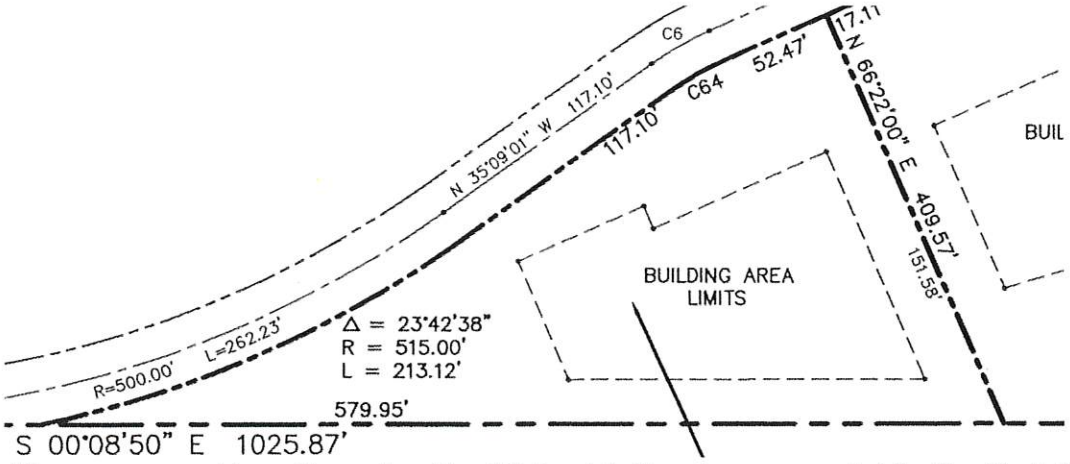
Re: Historic District Design Review Waiver Letter
Property Address: 200 King Road (Lot 1 of the Treasure Hill Subdivision Phase 1)
Zoning District: Historic Residential - 1 Master Planned Development
Historic Designation: Non-historic
PL-25-06668

Planning staff reviewed the Historic District Design Review Pre-Application submitted on August 26, 2025, for 200 King Road, a non-historic site in the Historic Residential – 1 – Master Planned Development (HR-1 MPD) Zoning District and Lot 1 of the Treasure Hill Subdivision Phase 1 to:

- Install two 15-foot-tall poles (Exhibit A).

Following the review of the proposal, Planning staff determined the project is minor having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Pursuant to Land Management Code (LMC) § 15-11-12(A)(3), the proposal is not required to complete the full Historic District Design Review process. However, the proposed pole locations do not comply with Lot restrictions and will require updates prior to submitting a building permit:

- **Please update the proposed plans to comply with the Treasure Hill Subdivision Phase 1 Building Area Limits (Exhibit B).**
  - Plat note 2 limits improvements to the Building Area Limits for 200 King Road:



The proposed locations for the 15-foot-tall poles are outside the Building Area Limits and will need to be relocated to areas within the Building Area Limits prior to submitting a building permit.

- The proposed work requires a Building Permit.
- The proposed work requires Final Inspection by the Building and Planning Departments.

If you have any questions or concerns, please contact your project planner, Lillian Zollinger, at lillian.zollinger@parkcity.gov or at 435-615-5068.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner III

Exhibits
A – Proposed Poles
B – Treasure Hill Subdivision Phase 1

EXHIBIT A

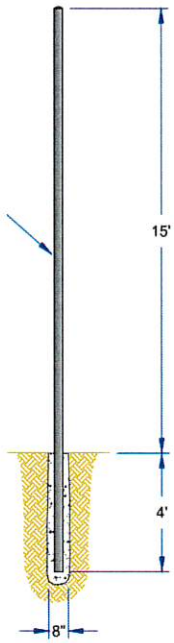


Figure 1- Applicant's Proposed Poles



Planning Department

EXHIBIT B

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	71.13'	37°47'59"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'00"
C8	205.27'	60.40'	16°51'33"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'29"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.93'	57.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'28"
C27	277.17'	31.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'33"
C36	20.00'	5.81'	16°38'43"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	5.75'	19.46'	165°08'38"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'34"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'13"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.07'	06°31'17"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'58"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.80'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°29'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°08'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.75'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°56'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'59" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°27'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 24°46'37" W	23.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 09°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 28°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 78°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'

THIS AREA NOT DEVELOPABLE PRIOR TO SUBDIVISION AND REVIEW IN ACCORDANCE WITH THE SWEENEY MASTER PLAN (SEE NOTE 9)

100 0 100 200 FEET

STREET ADDRESSES

LOT #1 = 200 KING ROAD
LOT #2 = 220 KING ROAD
LOT #3 = 425 NORFOLK AVENUE
LOT #4 = 375 NORFOLK AVENUE

SURVEYOR'S CERTIFICATE

I, JAMES L. STEVENS, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5659, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction of the parcel described below. I further certify the lots shown on this plat are correctly staked as shown.

James L. Stevens, L.S. No. 5659 — 4-12-96 Date

PROPERTY DESCRIPTION

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'West, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;
and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East–west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North–south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00"West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 75.00 feet; thence South 23°38'East, 42.87 feet; thence North 62°20'36East, 1.06 feet; thence South 0°08'50"East, 62.49 feet; thence South 68°07'West, 26.16 feet; thence North 23°38'West, 52.92 feet; thence South 62°20'36"West, 71.73 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 132.68 feet; thence North 66°12'East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50"East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53"West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19"West, 19.14 feet along said Alice Lode; thence South 89°51'10"West, 10.52 feet; thence South 55°55'40"West, 420.90 feet; thence North 47°25'46"West, 535.00 feet; thence North, 450.00 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet; thence North 33°32'19"East, 600.01 feet; thence North 79°00'East, 825.00 feet; thence North 84°00'East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34"East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.

Containing 47.514 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East)

LOT 5
(OPEN SPACE PARCEL)
1,861,792 SQ.FT.

LOT 2
(KING ROAD NORTH LOT)
53694 SQ.FT.

LOT 3
(UPPER NORFOLK NORTH LOT)
56851 SQ.FT.

LOT 4
(UPPER NORFOLK SOUTH LOT)
48008 SQ.FT.

LOT 1
(KING ROAD SOUTH LOT)
37283 SQ.FT.

#200 #220 #425 #375 BUILDING AREA LIMITS

N 47°25'46" W 535.00'
N 33°32'19" E 600.01'
S 12°44'05" W 270.00'
S 53°30'00" W 234.36'
N 50°56'26" W 656.37'
N 21°45'40" W 399.68'
NORTH 450.00'
N 79°00'00" E 825.00'
N 84°00'00" E 112.53'
N 52°00'00" E 223.20'
N 27°40'34" E 96.07'
N 66°22'00" E 150.00'
S 66°40'W 300.00'
N23°38'00"W 1038.69'
S 55°53'19" W 19.14'
S 89°51'10" W 10.52'
S 66°40'W 240.50'
S 23°38'00" E 266.09'
S 23°38'00" E 250.00'
S 23°38'00" E 132.68'
S 00°08'50" E 1025.87'
N 31°40'53" W 583.55'
16.32'
535.46'

€ 20' NON-EXCLUSIVE DRIVEWAY ACCESS AND UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2
€ 30' NON-EXCLUSIVE DRIVEWAY ACCESS AND UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 1 & 2
€ 30' NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT (FOR WATER & FIRE HYDRANT)
NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE VEHICLES EASEMENT FOR THE BENEFIT OF LOT 3
NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE VEHICLES EASEMENT FOR THE BENEFIT OF LOT 4
€ 30' NON-EXCLUSIVE UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1
€ 30' NON-EXCLUSIVE UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2
€ 30' NON-EXCLUSIVE UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOT 3
€ 20' WATERLINE EASEMENT AS RECORDED DECEMBER 18,1987 ENTRY NO. 281768 BOOK 458 PAGE 5
€ 30' NON-EXCLUSIVE UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 3 AND 4
EASEMENT AS RECORDED DECEMBER 30, 1993 ENTRY NO. 00394987 BOOK 777 PAGE 532
EASEMENT AS RECORDED DECEMBER 8, 1994 ENTRY NO. 00420794 BOOK 855 PAGE 771
NON EXCLUSIVE UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOT 4
THIS PARCEL DEDICATED TO PARK CITY MUNICIPAL CORP. FOR USE AS A PUBLIC STREET AND NON-EXCLUSIVE UTILITIES EASEMENT

POINT OF BEGINNING
MONUMENT PARK AVENUE 6TH STREET (1984)
PARK CITY SURVEY
BASIS OF BEARING PARK AVENUE AS SURVEYED IN 1984

MONUMENT DALY AVENUE (1984)
S21°32'30"W 1101.64'
DALY AVENUE
MONUMENT PARK AVENUE DALY AVENUE (1984)
PARK CITY SURVEY
S20°27'56"E 426.43'
PARK AVENUE
MONUMENT PARK AVENUE 2ND STREET (1984)
S23°31'23"E 864.68'
PARK AVENUE
MONUMENT PARK AVENUE 4TH STREET (1984)

PLATTED NORFOLK AVENUE

PHASE 1
LOTS, UTILITY EASEMENTS AND ACCESS EASMENTS
TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 12th DAY OF April, 1996 A.D.
BY Ron Anderson S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 15th DAY OF April 1996 A.D.
BY Frederick Sanders CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12th DAY OF April, 1996 A.D.
BY Eric W. DeHaan PE PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF April, 1996 A.D.
BY Mark D. Harrington PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY Anita L. Sheldon PARK CITY RECORDER

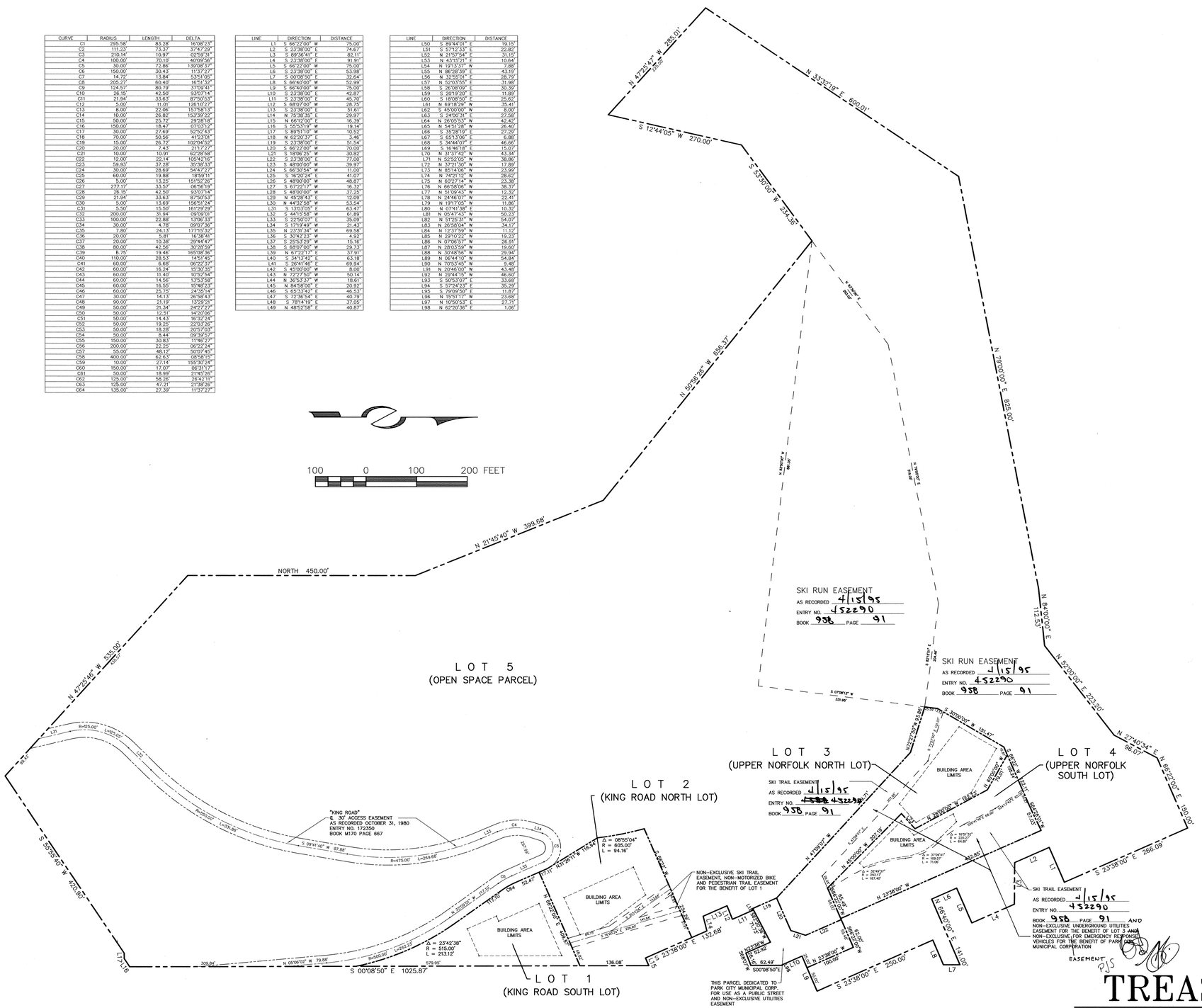
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY Brad A. Olch MAYOR

RECORDED
Entry# 452295
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$95.00 FEE
Alan Spriggs RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'13"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°01'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	100°14'59"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.93'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	272.17'	33.57'	06°56'15"
C28	28.15'	42.50'	93°01'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'53"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'32"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	8.75'	19.46'	160°08'36"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'28"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°40'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'15"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.07'	06°31'17"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'38"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°58'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 75°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	5.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°12'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°15'43" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 60°33'42" E	46.53'
L47	S 72°58'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'09" E	30.39'
L59	S 20°19'29" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" E	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 33°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'08" W	38.37'
L77	N 51°09'43" W	12.02'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 78°09'09" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996.

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 4th day of April, 1996, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PJS

PHASE 1
SKI TRAIL EASEMENTS

TREASURE HILL SUBDIVISION

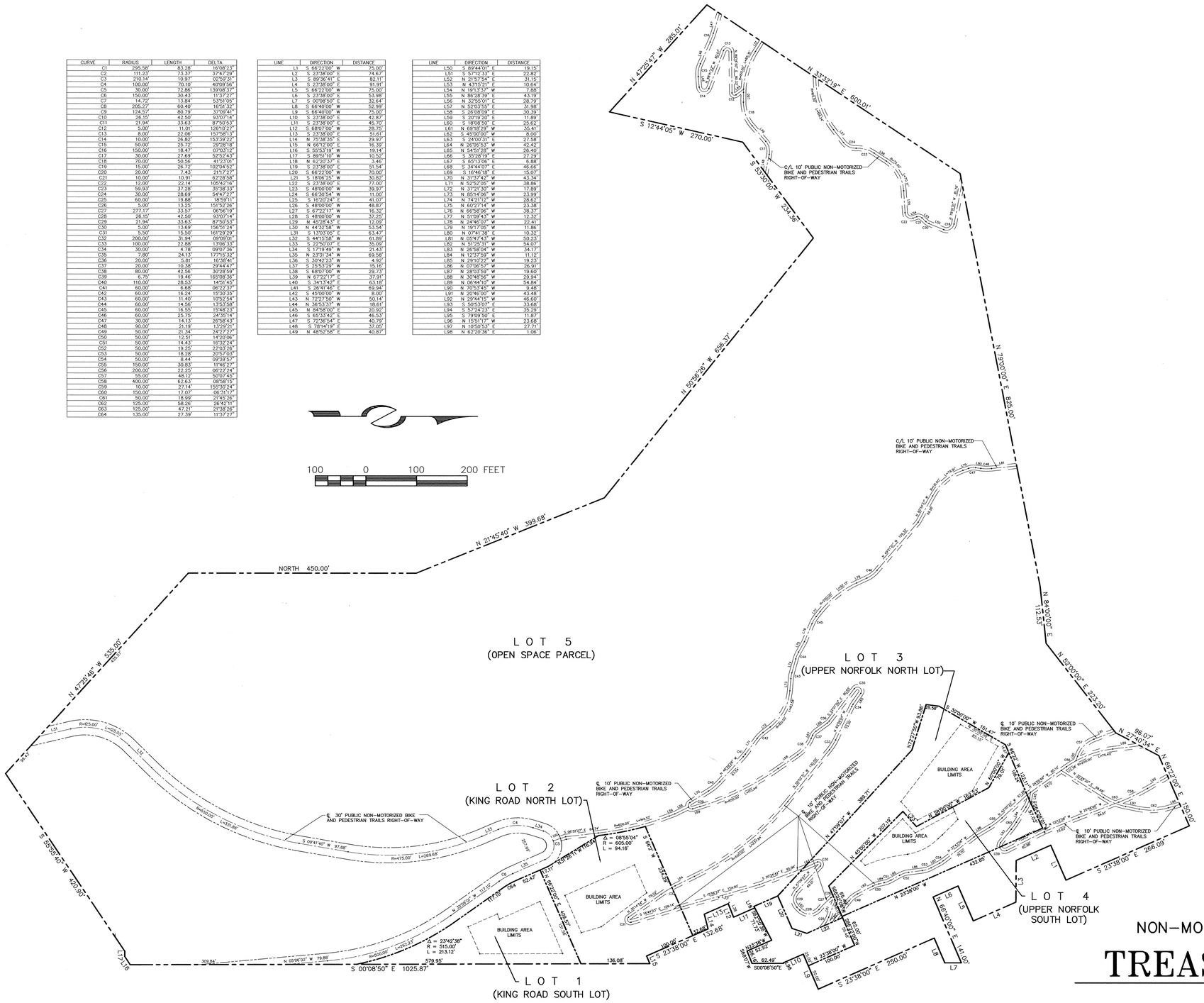
A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$95.00 FEE
RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
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C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.83'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	277.17'	33.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'32"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	6.75'	19.46'	165°08'36"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'15"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.01'	06°30'13"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'26"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 88°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°49'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°51'13" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.80'
L52	N 21°57'54" E	31.15'
L53	N 43°19'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 37°52'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 28°08'09" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°58'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 28°05'53" W	42.43'
L65	N 54°51'28" W	28.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°41'36" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°07'22" W	19.33'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'09" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 79°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.08'



SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

Entry# 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
$95.00 FEE
RECORDER

TREASURE HILL SUB. 3 of 3

STRUCTURAL ENGINEERS

STRUCTURAL DESIGN AND CALCULATIONS

MJSE Project# 25315

Camera Pole Park City Herman Residence

Park City, UT

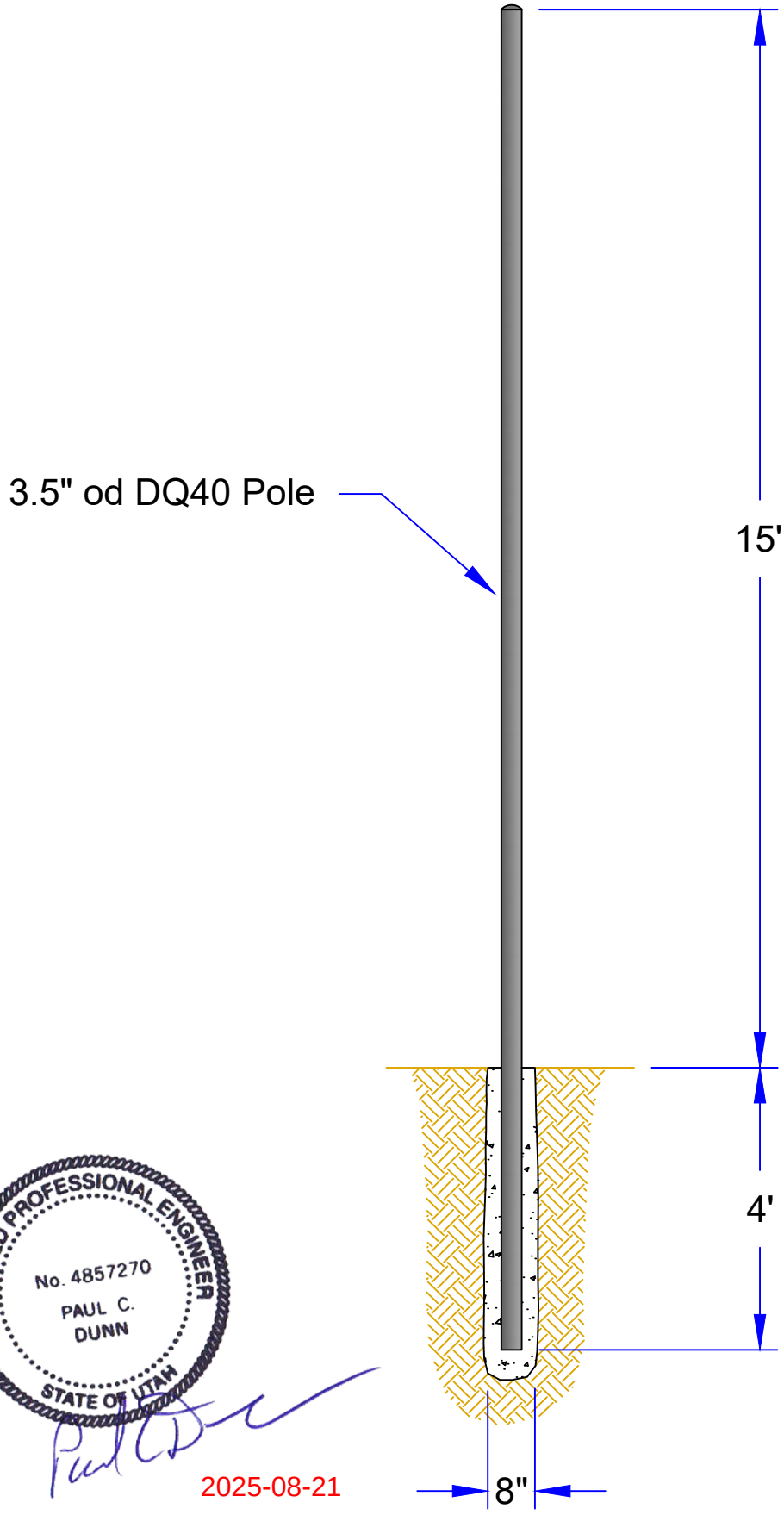


2025-08-21

PREPARED FOR:

Bruce MacMillan
4490 Forestdale Dr #205 Suite 105
Park City, UT 84098

August 22, 2025



LICENSED PROFESSIONAL ENGINEER
No. 4857270
PAUL C. DUNN
STATE OF UTAH

2025-08-21

LIFESTYLE ELECTRONICS
4490 N. Forestdale Drive
Park City UT 84098
Ph. (435) 615-1515

CLIENT & PROJECT:

Hermann Residence
205 Norfolk Ave
Park City, Utah 84060

Sheet Title:
Pole Detail

Architect:
architect
Ph. arch number
Fx. arch fax

Builder:
builder
Ph. builder number
Fx. builder fax

Interior Designer:
interior
Ph. interior number
Fx. interior fax

Drawn By:
Kevin Lewis

Project Manager:
Bruce MacMillan

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Scale: No Scale
Date: Aug. 1, 25

DRAWING:
D-01

Job # 25315

per Fp 1001-07 Guide Specifications for design of metal flag pull

eq	4mp; camera		25	lb
pole	3.5" Od Dq40 pole			
L			15	ft
area			2.07	in^2
Nomial WT.			7.58	lb/ft
S			1.63	in^3
I			2.85	in^4
R			1.17	in^2
E			29,000,000	
FY			35	KSI
V			103	mph
Wind presure (P)	table 3.2.3b		31	PSF
pole area			0.215625	ft^2
W_P	P_A	Eq 3	6.684375	LB
			0.0066844	k
Vd	wind mph/diameter		30.041667	
Cd drage	if Vd≤ 39, 1.1	TABLE 3.2.4	1.1	
Wp'			0.0073528	k
M_u		Eq 6	0.1102922	k-ft
f_b	M_U/S	Eq 22	0.811967	
W_T	WT*l		0.0073528	k
Da	wight of pole + eqment		138.7	
f_a	Dp/A	Eq 21	0.0670048	k/in^2
Fv	$2W_T/A$	Eq 23	0.0071042	
Ca	1-(0.38DpL2/2.46EI)/.52	Eq 26	0.9999081	
D_p			113.7	lb
F_b	.66*fy	TABLE6.9.2	23.1	ksi
F_v	.33fy	TABLE6.9.2	11.55	ksi
F_A	3.14^2E/1.95(2l/r)^2	Eq 27	1.5487788	
CSR	$f_a/0.6f_y+F_b/CAF_b+(f_v/F_v)^2 \leq 1.0$	Eq 25	0.0383444	
			Okay	

www.MJStructuralEngineers.com

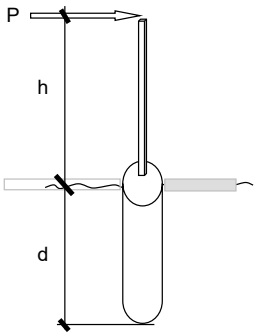
PROJECT :
CLIENT :
JOB NO. : DATE :

PAGE :
DESIGN BY :
REVIEW BY :

Flagpole Footing Design Based on Chapter 18 of IBC & CBC

INPUT DATA & DESIGN SUMMARY

IS FOOTING RESTRAINED @ GRADE LEVEL ? (1=YES,0=NO)		0	no	
LATERAL FORCE @ TOP OF POLE	P =	0.175	k	
HEIGHT OF POLE ABOVE GRADE	h =	7.5	ft	
DIAMETER OF POLE FOOTING	b =	0.66	ft	
LATERAL SOIL BEARING CAPACITY	S =	0.2	ksf / ft	
ISOLATED POLE FACTOR (2021 IBC 1806.3.4)	F =	2		
FIRST TRIAL DEPTH ===>	d =	4	ft	



Use 0.66 ft dia x 3.82 ft deep footing unrestrained @ ground level

ANALYSIS

LATERAL BEARING @ BOTTOM : $S_3 = FS \;\; Min(d \;,\; 12')$

LATERAL BEARING @ d/3 : $S_1 = FS \;\; Min\left(\frac{d}{3} \;,\; 12'\right)$

$$A = \frac{2.34P}{bS_1}$$

REQUIRD DEPTH :

$$d = \begin{cases} \frac{A}{2}\left[1+\sqrt{1+\frac{4.36h}{A}}\right] & \text{, FOR NONCONSTRAINED} \\ \sqrt{\frac{4.25Ph}{bS_3}} & \text{, FOR CONSTRAINED} \end{cases}$$

		NONCONSTRAINED		CONSTRAINED	
LATERAL FORCE @ TOP OF POLE	P =>	0.18	k	0.18	k
HEIGHT OF POLE ABOVE GRADE	h =>	7.5	ft	7.5	ft
DIAMETER OF POLE FOOTING	b =>	0.66	ft	0.66	ft
LATERAL SOIL BEARING CAPACITY	FS =>	0.40	ksf / ft	0.40	ksf / ft
1ST TRIAL	TRY d_1 =>	4.00	ft	4.00	ft
LAT SOIL BEARING @ 1/3 d	S_1 =>	0.53	ksf	0.53	ksf
LAT SOIL BEARING @ 1.0 d	S_3 =>	1.60	ksf	1.60	ksf
CONSTANT 2.34P/(bS_1)	A =>	1.16	-		-
REQD FOOTING DEPTH	RQRD d =>	3.72	ft	2.30	ft
2ND TRIAL :	TRY d_2=>	3.86	ft	3.15	ft
LAT SOIL BEARING @ 1/3 d	S_1 =>	0.51	ksf	0.42	ksf
LAT SOIL BEARING @ 1.0 d	S_3 =>	1.54	ksf	1.26	ksf
CONSTANT 2.34P/(bS_1)	A =>	1.21	-		-
REQD FOOTING DEPTH	RQRD d =>	3.80	ft	2.59	ft
3RD TRIAL :	TRY d_3=>	3.83	ft	2.87	ft
LAT SOIL BEARING @ 1/3 d	S_1 =>	0.51	ksf	0.38	ksf
LAT SOIL BEARING @ 1.0 d	S_3 =>	1.53	ksf	1.15	ksf
CONSTANT 2.34P/(bS_1)	A =>	1.22	-		-
REQD FOOTING DEPTH	RQRD d =>	3.82	ft	2.71	ft
4TH TRIAL :	TRY d_4=>	3.82	ft	2.79	ft
LAT SOIL BEARING @ 1/3 d	S_1 =>	0.51	ksf	0.37	ksf
LAT SOIL BEARING @ 1.0 d	S_3 =>	1.53	ksf	1.12	ksf
CONSTANT 2.34P/(bS_1)	A =>	1.22	-		-
REQD FOOTING DEPTH	RQRD d =>	3.82	ft	2.75	ft
5TH TRIAL :	TRY d_5=>	3.82	ft	2.77	ft
LAT SOIL BEARING @ 1/3 d	S_1 =>	0.51	ksf	0.37	ksf
LAT SOIL BEARING @ 1.0 d	S_3 =>	1.53	ksf	1.11	ksf
CONSTANT 2.34P/(bS_1)	A =>	1.22	-		-
REQD FOOTING DEPTH	RQRD d =>	3.82	ft	2.76	ft

ALARM.COM
for BUSINESS

4MP Indoor/ Outdoor Varifocal Bullet Camera

Data Sheet

ADC-VC728PF

www.alarm.com

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Specifications

Supported resolutions: 2688x1520*, 1920x1080, 1280x720, 640x360

Local recording: SVR and Onboard Recording**

Image sensor: 1/2.7" progressive scan CMOS

Lens & Field of view: 3.2 mm (W) - 9.8 mm (T), F1.8 - F3.3, 116° to 34°

Iris: P-iris

Angle adjustment: Pan: 0° to 360°; Tilt: 0° to 90°; Rotation: 0° to 360°

Remote varifocal control: Focal length, manual focus adjustment, autofocus

Low-light sensitivity: 0 lux with IR

IR range: Up to ~95 feet (30 meters)

Image adjustments: Flip, brightness, contrast, saturation, sharpness, exposure

Ethernet connection: 10/100 Mbps RJ-45

Operating temperature: -22°F to 122°F (-30°C to 50°C)

Operating humidity: 20% - 100% non-condensing RH

Power: 12 VDC ± 10% or PoE (802.3af)

Dimensions (LxWxH): 6.8 x 3.0 x 3.0" (17.4 x 7.5 x 7.5 cm)

Weight: 19.1 oz (540 g)

Ingress protection: IP66

Compliance: FCC, IC, C-Tick, CE Class B, UL, RoHS, WEEE
Compliant with Section 889 of the NDAA***

*4MP recording only supported on Commercial SVR.

**Visit answers.alarm.com for an up-to-date list of supported microSD cards and recording resolutions.

***Accurate as of 10/13/21. Visit Alarm.com > Legal > NDAA Statement for the most current information.



PRO SERIES

Overview

The VC728PF is a PoE bullet camera with an adjustable ball joint mount and motorized varifocal lens, offering greater installation flexibility in indoor and outdoor environments and allowing users to remotely widen and narrow the camera's field of view without any loss of quality. As part of the commercial Pro Series line, the camera enables intelligent analytics for object detection and business activity tracking. In addition to cloud clip storage, the VC728PF supports 24/7 recording to an optional onboard microSD card and/or the Commercial-Grade Stream Video Recorder.

Features

- 4MP WDR and HDR video*
- Business Activity Analytics
- Onboard Recording with Smart View
- Video Analytics with Object Detection
- Power over Ethernet
- IR night vision
- IP66-rated waterproof & dust-tight
- Perimeter Guard™ (supports LED and Audio Alert on firmware version 0.6.3.601+)

Included accessories

- Camera
- Mounting hardware
- Torx wrench
- Water-resistant cap

Business Activity Analytics

Occupancy + People Counting - Measure occupancy and foot traffic. Receive a notification when real-time occupancy reaches a specified threshold.

People Counting - Measure foot traffic through a certain area. Count how many people cross a virtual line in one direction.

Queue Monitoring - Monitor people waiting in line. Receive a notification when the number of people in line or average wait time reaches a specified threshold.

Crowd Gathering - Monitor large groups. Receive a notification when the crowd size reaches a specified threshold.

Heat Mapping - Visualize where people spend the most time within an area during a specified date and time range using a heat map.

Onboard Recording with Smart View

Record encrypted, 24/7 HD footage locally on the camera with a microSD card. View live and recorded video on the Alarm.com customer website and mobile app from anywhere, using the Smart View video timeline to search for important events such as person detected or door accessed, and jump straight to the corresponding footage.

Approximate days of recording:

Recording Quality	32GB	64GB	128GB	256GB
1920x1080 30FPS	1 Day	2 Days	5 Days	10 Days
1920x1080 15FPS	2 Days	4 Days	7 Days	15 Days
1280x720 10FPS	4 Days	7 Days	15 Days	29 Days
640x480 10FPS	7 Days	15 Days	29 Days	59 Days

Recording days cannot be guaranteed and will vary depending on the amount of motion in the scene.

Recorded at the request of and return to: Park City Municipal Corp.
P. O. Box 1480, Park City, UT 84060
ATTN: CITY RECORDER
Ordinance No. 90-24

RED NOTE AB 2/7 C

335573

Park City Municipal Corp

91 JAN 18 AM 9:49

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

DG NC

Fee Exempt per Utah Code Annotated 1953 21-7-2

An Ordinance zoning portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 acre hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD and from HR-1 to HR-1-MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD; and amending the Official Zoning Map of Park City, Utah

WHEREAS, the Park City Land Management Code provides the City Council the authority to create zoning designations and amend zoning provisions and the Official Zoning Map; and

WHEREAS, a public hearing was legally noticed and heard before the Planning Commission on August 1, 1990 to receive public input on the rezoning of the parcels described in the above title and more particularly described in Exhibit A.

WHEREAS, on August 1, 1990, the Planning Commission forwarded a recommendation to the City Council to approve the rezoning of such parcels; and

WHEREAS, a public hearing was legally noticed and heard before the City Council on August 16, 1990 to receive public input on the rezoning of the parcels described in the above title; and

WHEREAS, the City Council deems it appropriate that the subject parcels be duly rezoned in consideration of the Planning Commission's findings and conditions and in consideration of the master planned development approval for the subject property, granted in October 1986.

NOW, THEREFORE, BE IT ORDAINED by the City Council as follows:

SECTION 1. OFFICIAL PARK CITY ZONING MAP AMENDED. The Official Park City Zoning Map shall be amended to apply the zoning

BOOK 593 PAGE 814 -822

designations described above to those portions of the approved Sweeney Master Planned Development described in Exhbiit A hereto.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 23rd day of August, 1990.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Anita Sheldon, City Recorder

BOOK 593 PAGE 815

EXHIBIT "A"

SECTION 1 - TREASURE MOUNTAIN HILLSIDE (LESS SECTIONS 2 THROUGH 7 BELOW) - ZONED RECREATION OPEN SPACE

Beginning at the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 16°50'13" East, 74.98 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street; and running thence North 89°56'24" East 385.96 feet along 1/4 Section Line; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.70 feet; thence North 63°20'00" West, 20.27 feet; thence South 62°50'00" East, 36.54 feet; thence North 20°02'58" East, 14.48 feet; thence North 23°38'00" West, 10.66 feet; thence North 18°40'48" East, 44.56 feet; thence North 64°51'37" East, 75.03 feet; thence North 57°50'44" East, 58.80 feet; thence South 31°43'29" East, 117.96 feet; thence South 24°05'11" East, 30.00 feet; thence South 66°22'00" West, 13.00 feet; thence North 68°37'59" West, 21.21 feet; thence South 66°22'00" West, 59.27 feet; thence North 69°31'04" West, 21.55 feet; thence South 66°22'00" West, 30.40 feet; thence South 32°43'26" West, 24.33 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38'00" East, 17.00 feet; thence South 45°11'38" East, 54.42 feet; thence South 23°38'00" East, 404.45 feet; thence North 66°52'00" East, 75.00 feet to the Northwest corner of Lot 14, Block 28 said survey, said point also being South 66°52'00" West, 300.01 feet and South 23°38'00" East, 64.88 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 6th Street; thence South 23°38'00" East, 300.00 feet to the Southwest corner of Lot 3, Block 28; thence South 66°52'00"West, 25.00 feet; thence South 23°38'00" East, 25.00 feet; thence North 66°52'00" East, 25.00 feet to the Northwest corner of Lot 1, Block 28, said survey; thence South 23°38'00" East, 25.48 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West, 75.00 feet; thence South 23°38'00" East, 30.00 feet; thence North 66°22'00" East, 75.00 feet to the Northwest corner of Lot 19, Block 29, said survey; thence South 23°38'00" East, 325.00 feet to the Southwest corner of Lot 7, Block 29; thence South 66°22'00"West, 75.00 feet; thence South 23°38'00" East, 74.67 feet, more or less, to the East-west 40 Acre Line; thence South 89°36'41" East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'00" East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'00" West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'00" East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'00" East, 141.00 feet, more or less, to a North-south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00" West, 240.50 feet and

SECTION 1 (CONTINUED)

North 0°08'50" West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50" East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'00" West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'00" East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'00" West, 50.00 feet; thence North 23°38'00" West, 100.00 feet; thence South 66°22'00" West, 150.00 feet; thence South 23°38'00" East, 151.54 feet; thence North 62°20'36" East, 3.46 feet; thence South 23°38'00" East, 45.70 feet; thence South 68°07'00" West, 28.75 feet; thence South 23°38'00" East, 51.61 feet; thence North 75°38'35" East, 29.97 feet; thence South 23°38'00" East, 132.68 feet; thence North 66°12'00" East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50" East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53" West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19" West, 19.14 feet along said Alice Lode; thence South 89°51'10" West, 10.52 feet; thence South 55°55'40" West, 420.90 feet; thence North 47°25'46" West, 2906.65 feet; thence North 89°56'27" East 845.30 feet; thence North 2°31'24" West, 503.18 feet, more or less, to the 1/4 Section Line; thence North 89°56'30" East, 1081.16 feet, more or less, along said 1/4 Section Line to the point of beginning.

Containing 123.674 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

LESS AND EXCEPTING THEREFROM PARCELS DESCRIBED BELOW AS SECTION 2 THRU SECTION 7 INCLUSIVE

SECTION 2 - FIFTH STREET SINGLE-FAMILY LOTS - ZONED HR1-MPD

Beginning at a point which is South 66°22' West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22' West, 75.00 feet; thence South 23°38' East, 30.00 feet; thence North 66°22' East, 75.00 feet; thence South 23°38' East, 58.90 feet; thence South 66°22' West, 150.00 feet; thence North 23°38' West, 164.38 feet; thence North 66°22' East, 150.00 feet; thence South 23°38'East, 25.00 feet; thence South 66°22' West, 25.00 feet; thence South 23°38' East, 25.00 feet; thence North 66°22' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°22' West, 75.00 feet and North 23°38' West, 110.48 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 302.27 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22' West, 160.00 feet; thence North 23°38' West, 136.13 feet; thence North 66°22' East, 160.00 feet; thence South 23°38' East, 136.13 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 3 - UPPER NORFOLK SINGLE-FAMILY - ZONED HR1-MPD

Beginning at a point which is South 66°40' West, 192.12 feet and North 22°00' West, 88.60 feet from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40' West, 416.70 feet and North 22°00' West, 73.57 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 22°00' East, 238.99 feet; thence South 66°22' West, 56.07 feet; thence North 45°00' West, 207.19 feet; thence North 48°00' East, 145.80 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°40' West, 285.85 feet and North 28°00' West, 54.88 feet from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40' West, 512.00 feet and North 28°00' West, 39.82 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 48°00' West, 60.00 feet; thence North 52°00' West, 200.00 feet; thence North 30°00' East, 115.20 feet; thence South 60°00' East, 79.01 feet; thence South 28°00' East, 162.24 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 4 - KING ROAD SINGLE-FAMILY LOTS - ZONED HR1-MPD

Beginning at a point on the North-South 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian which is South 66°12' West, 21.69 feet and South 0°08'50" East, 292.35 feet along said 40 Acre Line from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 23°38' East, 739.75 feet and South 66°12' West, 563.18 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 0°08'50" East, 230.00 feet along said 40 Acre Line; thence West, 59.10 feet; thence North 28°00' West, 187.80 feet; thence North 66°22' East, 160.10 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°12' West, 51.72 feet and South 0°08'50" East, 106.81 feet from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 23°38' East, 569.80 feet and South 66°12' West, 519.29 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 0°08'50" East, 160.44 feet; thence South 66°22' West, 116.05 feet; thence North 23°38' West, 147.15 feet; thence North 66°22' East, 179.99 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 5 - LOWER NORFOLK AVENUE; SINGLE-FAMILY LOT - ZONED HR1-MPD

Beginning at a point which is North 23°38' West, 11.10 feet and South 66°22' West, 30.00 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat said point also being South 23°38' East, 193.16 feet and South 66°22' West, 5.00 feet from a Park City Monument at the intersection of Norfolk Avenue and 8th Street;

and running thence South 33°32'19" West, 86.58 feet; thence North 57°40'08" West, 94.35 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.71 feet; thence North 63°20'00" East, 20.27 feet; thence North 62°50'00" East, 36.54 feet; thence North 66°22'00" East, 20.00 feet; thence South 23°38' East, 40.92 feet to the point of beginning.

Containing 0.157 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 6 - 3.75 ACRE CONDOMINIUM/COMMERCIAL LOT, TOWN LIFT MIDSTATION - ZONED ESTATE-MPD

Beginning at a point which is South 23°38'00" East, 102.53 feet from the Southwest corner of Block 26, Park City Survey, Amended Plat also being North 28°45'41" West, 103.34 feet and South 66°22'00" West, 352.88 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and Heber Avenue;

and running thence South 23°38'00" East, 404.44 feet; thence South 33°32'19" West, 70.00 feet; thence South 49°11'31" West, 259.21 feet; thence North 41°38'27" West, 359.96 feet; thence North 33°32'19" East, 422.65 feet; thence North 66°22'00" East, 42.60 feet; thence South 23°38'00" East, 1.90 feet; thence South 45°11'38" East, 54.42 feet to the point of beginning.

Containing 3.750 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

SECTION 7 - 7.75 ACRE HOTEL/CONDO/COMMERCIAL LOT, CREOLE GULCH SITE - ZONED ESTATE-MPD

Beginning at the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being South 16°50'13" East, 74.98 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street;

and running thence South 35°16'39" East, 42.58 feet to a point of curvature of a 125.00 foot radius curve to the left (radius point bears North 54°04'32" East); thence Northwesterly along the arc of said curve 275.37 feet (Delta=126°13'13") to a point on the 1/4 Section Line of said Section 16; thence North 89°56'24" East 141.17 feet along 1/4 Section Line; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence South 57°40'08" East, 89.35 feet; thence South 33°32'19" West, 113.12 feet; thence South 55°27'36" West, 281.96 feet; thence North 89°33'30" West, 129.16 feet; thence South 7°26'30" West, 58.60 feet; thence South 77°26'30" West, 131.17 feet; thence North 60°33'30" West, 235.00 feet; thence North 35°33'30" West, 250.00 feet; thence North 3°05'27" East, 221.16 feet; thence North 89°56'30" East, 378.23 feet to the point of beginning.

Containing 7.750 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

SECTION 8 - .543 ACRE HOTEL/CONDO/COMMERCIAL LOT, COALITION WEST SITE, APPROXIMATELY 775 PARK AVENUE - ZONED HR1-MPD

Beginning at the Northeast corner of Lot 2, Block 1, Snyder's Addition to Park City said point being North 28°45'41" West, 468.78 feet and South 55°56'30" West, 28.61 feet, more or less, from a Park City Monument at the intersection of Park Avenue and Heber Avenue;

and running thence South 28°45'41" East, 200.00 feet along the East line of Lot 2; thence South 61°14'19" West, 99.30 feet, more or less, to the East-West 1/4 Section line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°56'24" West, 21.66 feet, more or less, along said 1/4 Section line to the West line of Lot 2; thence North 31°44'30" West, 176.86 feet along the West line of Lot 2 to the Northwest corner of Lot 2; thence North 55°56'30" East, 128.03 feet along the North line of Lot 2 to the point of beginning.

Containing 0.543 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

NOTE: THE EASTERLY HALF OF THIS PARCEL IS ZONED HRC-MPD. THE WESTERLY HALF IS ZONED HR1-MPD

HOGGAN LEE HUTCHINSON

Justin J. Keys
justin@hlhparkcity.com
Direct: 435.731.9195

January 2, 2025

VIA EMAIL

Park City Municipal Corporation
Historic Preservation Board
Rebecca Ward, Planning Director
rebecca.ward@parkcity.org
PO Box 1480
Park City, Utah 84060

Re: Appeal of Planning Director's [Allowed Use Review / Architectural Review / HDDR Waiver] – 200 King Road

Dear Board Members:

Hoggan Lee Hutchinson represents Eric and Susan Fredston-Hermann (the "Owners"), the owners of the property located at 200 King Road, Park City, Utah. This letter responds to Pesky Porcupine LLC's appeal challenging (i) Planning staff's Allowed Use Review determination that the pole-mounted security camera is not a "Freestanding Antenna" and (ii) the Planning Director's issuance of an HDDR waiver letter for the same improvement. The appeal should be denied because Appellant has not shown that either determination was illegal or arbitrary and capricious.

BACKGROUND

Building Permit No. 25-2107 approved a minor accessory improvement consisting of two small poles, each supporting a security camera. Planning staff reviewed the installation and determined it does not trigger the Land Management Code's telecommunications-facility provisions regulating "Freestanding Antennas." The Planning Director separately issued an HDDR waiver letter concluding the project qualifies for a waiver and will have little or no negative impact on the character of the Historic District or surrounding neighborhood.

Appellant challenges both determinations, asserting (A) the poles should be treated as prohibited freestanding antennas, and (B) the waiver was improper because the poles are allegedly "not compatible with the character of the Historic District." Neither argument meets the applicable standard for reversing a Planning Director determination.

STANDARD OF REVIEW

Final Actions regarding the Design Guidelines for Historic Districts and Historic Sites are reviewed by the Historic Preservation Board.[1] The Board conducts this review in a quasi-judicial capacity and determines "the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations."[2]

Under Utah Code § 10-9a-801(3)(c), a land use decision is arbitrary and capricious if it is not supported by substantial evidence in the record, and it is illegal if it is based on an incorrect interpretation of a land use regulation, conflicts with the authority granted under Title 10, Chapter 9a of the Utah Code, or is otherwise contrary to law. Utah Code § 10-9a-707(4)(b) further directs the Board to interpret and apply land use regulations to favor the land use application unless the regulation plainly restricts it.

Accordingly, the question before the Board is whether staff and the Planning Director correctly interpreted and applied the Land Management Code, and whether their determinations are supported by the record.

ARGUMENT

A. The Pole-mounted Security Cameras are not "Freestanding Antennas," and the Telecommunications Prohibition does not Apply.

Planning staff correctly concluded that the two pole-mounted security cameras are not a "Freestanding Antenna" under the Land Management Code, and Appellant has not met its burden to show otherwise. The Code defines an **"**Antenna**"** as a telecommunications device that "radiates or captures radio, television, or similar communication signals."[3] A **"**Freestanding Antenna**"** is simply an antenna mounted on a standalone support structure, such as a pole.[4] The definition is sequential: if a device is not an antenna, it cannot be a freestanding antenna.

A security camera is not an antenna under the Code's plain language. A camera captures visual images; it does not radiate or capture radio, television, or similar communication signals. Even if a camera transmits data (whether wired or wireless), the camera is still not the device performing radio/television signal capture or radiation in the way the ordinance uses the term. The poles here serve only as support posts for small residential cameras—they do not create or function as a regulated telecommunications facility.

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[1] LMC § 15-1-18(A).
[2] LMC § 15-1-18(G).
[3] LMC § 15-15-1.
[4] LMC § 15-15-1.

Expanding the definition as Appellant suggests would mean that any data-transmitting device could be classified as an antenna. Common devices such as home Wi-Fi security cameras, Ring doorbells, weather or temperature sensors, small home-security components, and similar everyday residential equipment would all fall within the Telecommunications Facilities provision of the code. Nothing in the ordinance indicates the City intended to regulate ordinary household devices in this manner. The chapter is designed to address telecommunications infrastructure and siting concerns, not standard home-security equipment.

Under Utah Code § 10-9a-707(4)(b), where a land use regulation does not plainly restrict an application, it must be interpreted in favor of the application. Here, the Code does not plainly prohibit security cameras mounted on poles, and the definition of "antenna" does not encompass this type of device. Staff correctly applied the ordinance, and there is no basis to overturn that determination.

The Board should affirm the Allowed Use Review determination.

B. Appellant's HDDR argument fails because it does not identify any violated waiver standard or show that the Planning Director's determination was illegal or arbitrary and capricious.

Even if the cameras were antennas, Appellant's HDDR challenge would still fail. The Planning Director issued a waiver under Land Management Code § 15-11-12(A)(3), which allows the Director to exempt a project from the Historic District Design Review process based on the limited scope of the work. The Code does not impose a separate substantive standard for exemption; it grants discretion to the Director to decide when full HDDR review is unnecessary for minor work. Here, the Director determined the installation would have little or no negative impact on the surrounding neighborhood or the Historic District and therefore issued a waiver.[5]

Appellant does not identify how that determination was incorrect. The appeal cites a general compatibility reference but does not point to any specific Historic District design regulation that the cameras violate or explain how the Director misapplied § 15-11-12(A)(3). Instead, the appeal relies on a conclusory statement that the poles are "not compatible" and points only to Telecommunications Facilities provisions unrelated to the HDDR determination. A difference of opinion on aesthetics does not establish error or provide grounds to disturb a discretionary decision. Nothing in the appeal shows that the Director misinterpreted the Code, acted outside the scope of authority, or based the waiver on a misunderstanding of the record.

[5] Park City Planning Dep't, Historic District Design Review Waiver Letter for 200 King Road (Aug. 28, 2025) (Exhibit A).

Utah Code § 10-9a-801(3)(c) describes what constitutes an illegal or arbitrary decision in land-use matters, and Appellant has not presented any basis that meets that standard. The Director acted within the discretion granted by § 15-11-12(A)(3), and the record supports the determination made.

Appellant also has a similar mounted camera on the adjacent property. While that is not dispositive, it is relevant context — particularly where the appeal argues incompatibility without pointing to any standard the cameras violate. The equipment here is typical residential security hardware and fits within the kind of small-scope exterior improvements the waiver process is designed to address.



Because Appellant identifies no violated regulation and offers no basis to conclude the waiver was issued in error, the Board should affirm the Planning Director's decision and deny the appeal.

CONCLUSION

Appellant has not shown that the pole-mounted security cameras constitute a prohibited "Freestanding Antenna" under the Land Management Code, nor has it identified any legal or factual basis to overturn the Planning Director's waiver determination under § 15-11-12(A)(3). For these reasons, the Board should deny the appeal and affirm Planning staff's Allowed Use Review and the Planning Director's issuance of the HDDR waiver letter for Building Permit No. 25-2107.

Very Truly Yours,
HOGGAN LEE HUTCHINSON

Justin J. Keys

EXHIBIT A

Planning Department

August 28, 2025

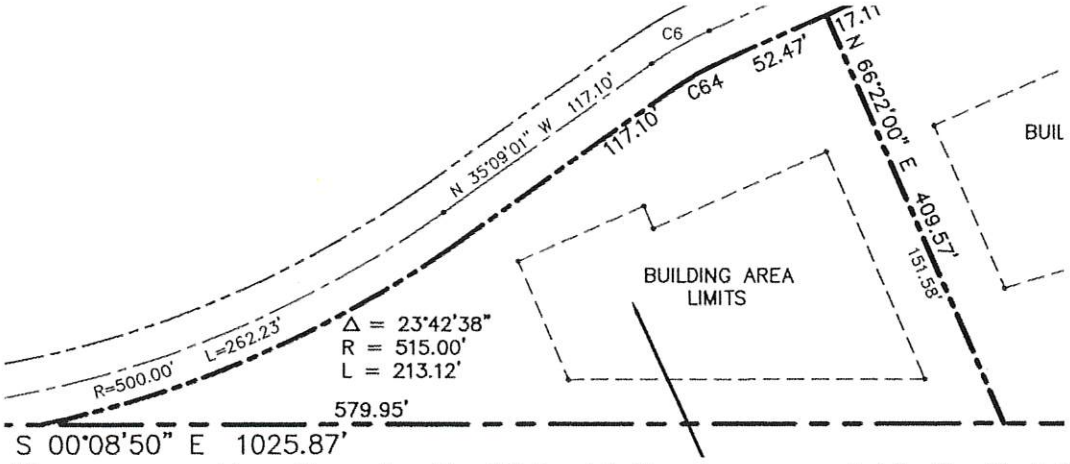
Re: Historic District Design Review Waiver Letter
Property Address: 200 King Road (Lot 1 of the Treasure Hill Subdivision Phase 1)
Zoning District: Historic Residential - 1 Master Planned Development
Historic Designation: Non-historic
PL-25-06668

Planning staff reviewed the Historic District Design Review Pre-Application submitted on August 26, 2025, for 200 King Road, a non-historic site in the Historic Residential – 1 – Master Planned Development (HR-1 MPD) Zoning District and Lot 1 of the Treasure Hill Subdivision Phase 1 to:

- Install two 15-foot-tall poles (Exhibit A).

Following the review of the proposal, Planning staff determined the project is minor having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Pursuant to Land Management Code (LMC) § 15-11-12(A)(3), the proposal is not required to complete the full Historic District Design Review process. However, the proposed pole locations do not comply with Lot restrictions and will require updates prior to submitting a building permit:

- **Please update the proposed plans to comply with the Treasure Hill Subdivision Phase 1 Building Area Limits (Exhibit B).**
  - Plat note 2 limits improvements to the Building Area Limits for 200 King Road:



The proposed locations for the 15-foot-tall poles are outside the Building Area Limits and will need to be relocated to areas within the Building Area Limits prior to submitting a building permit.

- The proposed work requires a Building Permit.
- The proposed work requires Final Inspection by the Building and Planning Departments.

If you have any questions or concerns, please contact your project planner, Lillian Zollinger, at lillian.zollinger@parkcity.gov or at 435-615-5068.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner III

Exhibits
A – Proposed Poles
B – Treasure Hill Subdivision Phase 1

EXHIBIT A

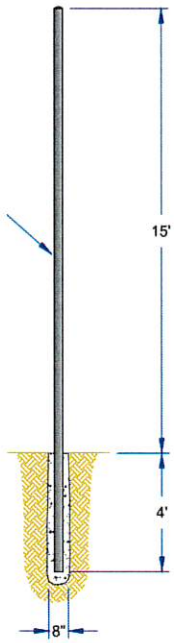


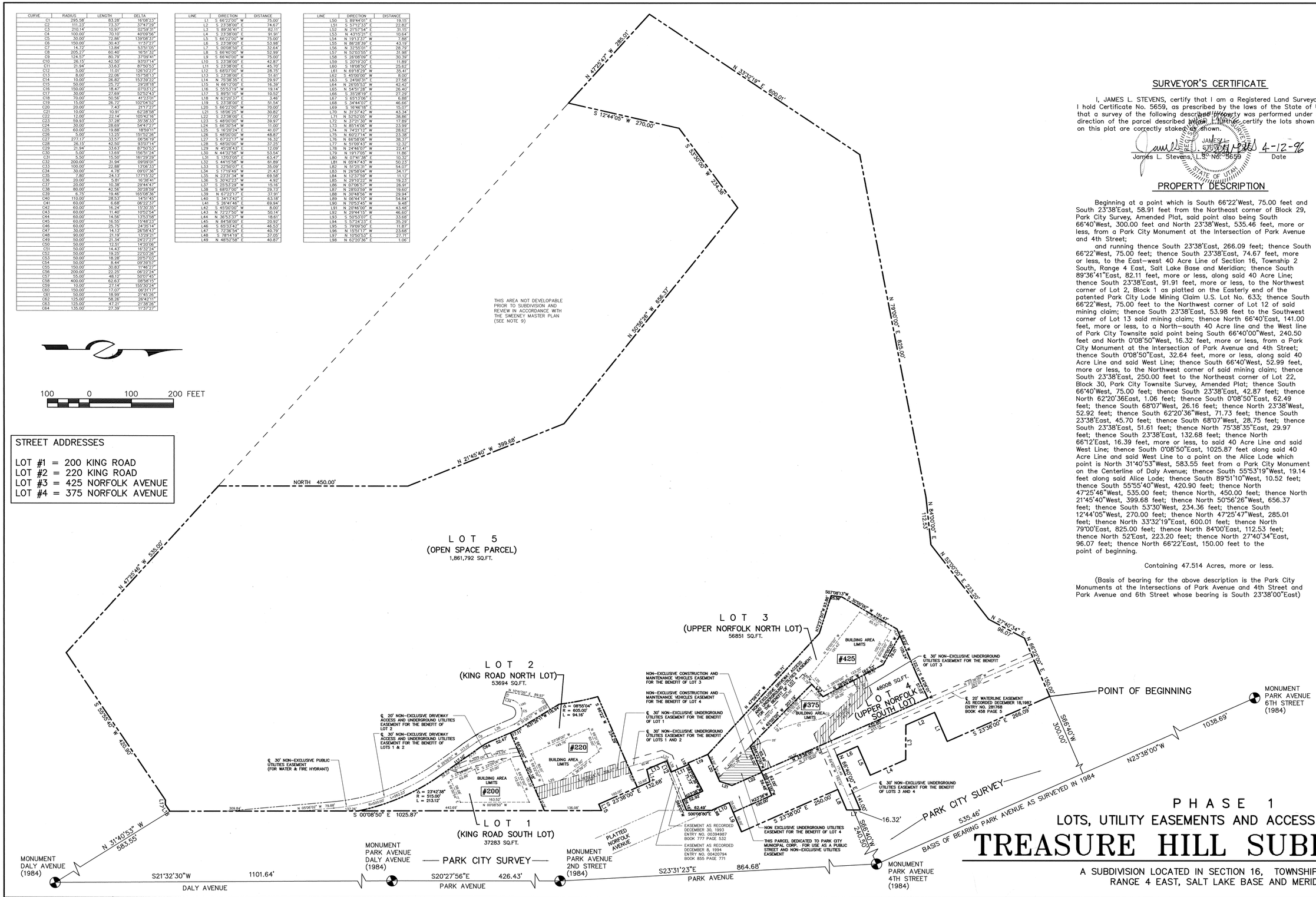
Figure 1- Applicant's Proposed Poles

EXHIBIT B

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	71.13'	37°47'59"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'00"
C8	205.27'	60.40'	16°51'33"
C9	124.27'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'29"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.93'	57.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'28"
C27	277.17'	31.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'33"
C36	20.00'	5.81'	16°38'43"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	5.75'	19.46'	165°08'38"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'13"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.07'	06°31'17"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'58"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.80'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°29'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°08'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.75'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°56'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'59" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°27'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 74°46'37" W	23.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 09°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 28°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 78°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



STREET ADDRESSES

LOT #1 = 200 KING ROAD
LOT #2 = 220 KING ROAD
LOT #3 = 425 NORFOLK AVENUE
LOT #4 = 375 NORFOLK AVENUE

SURVEYOR'S CERTIFICATE

I, JAMES L. STEVENS, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5659, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction of the parcel described below. I further certify the lots shown on this plat are correctly staked as shown.

James L. Stevens, L.S. No. 5659 — 4-12-96 Date

JAMES L. STEVENS — REGISTERED LAND SURVEYOR — No. 5659 — STATE OF UTAH

PROPERTY DESCRIPTION

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'West, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;
and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East–west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North–south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00"West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 75.00 feet; thence South 23°38'East, 42.87 feet; thence North 62°20'36East, 1.06 feet; thence South 0°08'50"East, 62.49 feet; thence South 68°07'West, 26.16 feet; thence North 23°38'West, 52.92 feet; thence South 62°20'36"West, 71.73 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 132.68 feet; thence North 66°12'East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50"East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53"West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19"West, 19.14 feet along said Alice Lode; thence South 89°51'10"West, 10.52 feet; thence South 55°55'40"West, 420.90 feet; thence North 47°25'46"West, 535.00 feet; thence North, 450.00 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet; thence North 33°32'19"East, 600.01 feet; thence North 79°00'East, 825.00 feet; thence North 84°00'East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34"East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.

Containing 47.514 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East)

PHASE 1
LOTS, UTILITY EASEMENTS AND ACCESS EASMENTS

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 12th DAY OF April, 1996 A.D.
BY Ron Anderson S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 15th DAY OF April 1996 A.D.
BY Frederic Lamm CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12th DAY OF April, 1996 A.D.
BY Eric W. DeHaan PE PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF April, 1996 A.D.
BY Mark D. Harrington PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY Anita L. Sheldon PARK CITY RECORDER

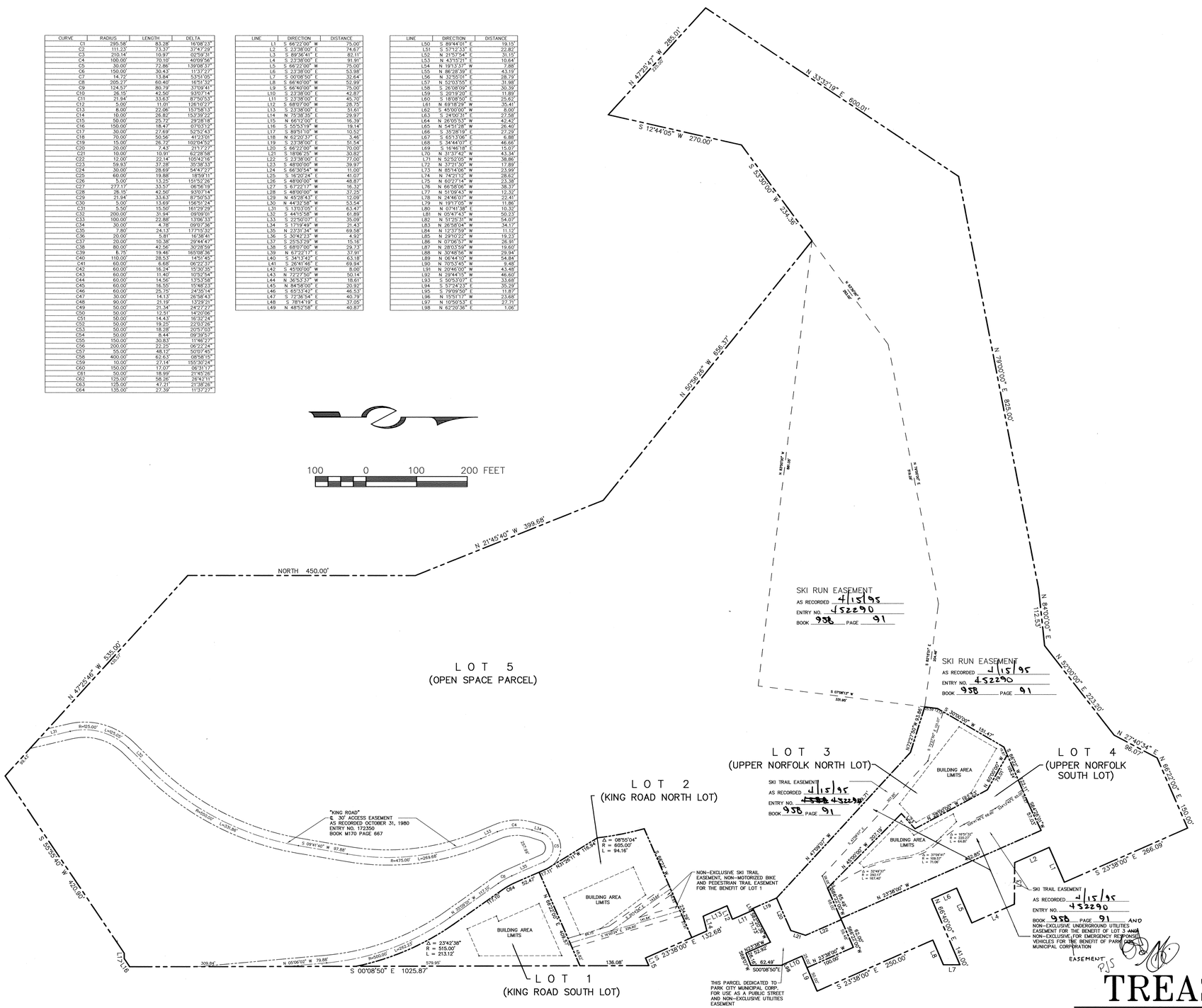
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH DAY OF SEPTEMBER, 1995 A.D.
BY Brad A. Olch MAYOR

RECORDED
Entry# 452295
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$95.00 FEE — Alan Spriggs RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'13"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°01'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	100°14'59"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.93'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	272.17'	33.57'	06°56'15"
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C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	24.35'	23°15'14"
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C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
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C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°58'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 75°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	5.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°12'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°15'43" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 60°33'42" E	46.53'
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LINE	DIRECTION	DISTANCE
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L53	N 43°15'21" E	10.64'
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L55	N 86°28'39" E	43.19'
L56	N 32°55'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 26°08'09" E	30.39'
L59	S 20°19'29" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" E	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 26°05'53" W	42.42'
L65	N 54°51'28" W	26.40'
L66	S 33°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'08" W	38.37'
L77	N 51°09'43" W	12.02'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°10'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
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L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
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L95	S 78°09'09" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'



OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996.

EDMUND J. BEAULIEU

CLYDE CARLIG

SWEENEY LAND COMPANY, a Utah general partnership

By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
: ss.
COUNTY OF Summit)

On this 4th day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 4th day of April, 1996, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

NOTARY PUBLIC
Residing at: Summit Co Utah

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE, P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PJS

PHASE 1
SKI TRAIL EASEMENTS

TREASURE HILL SUBDIVISION

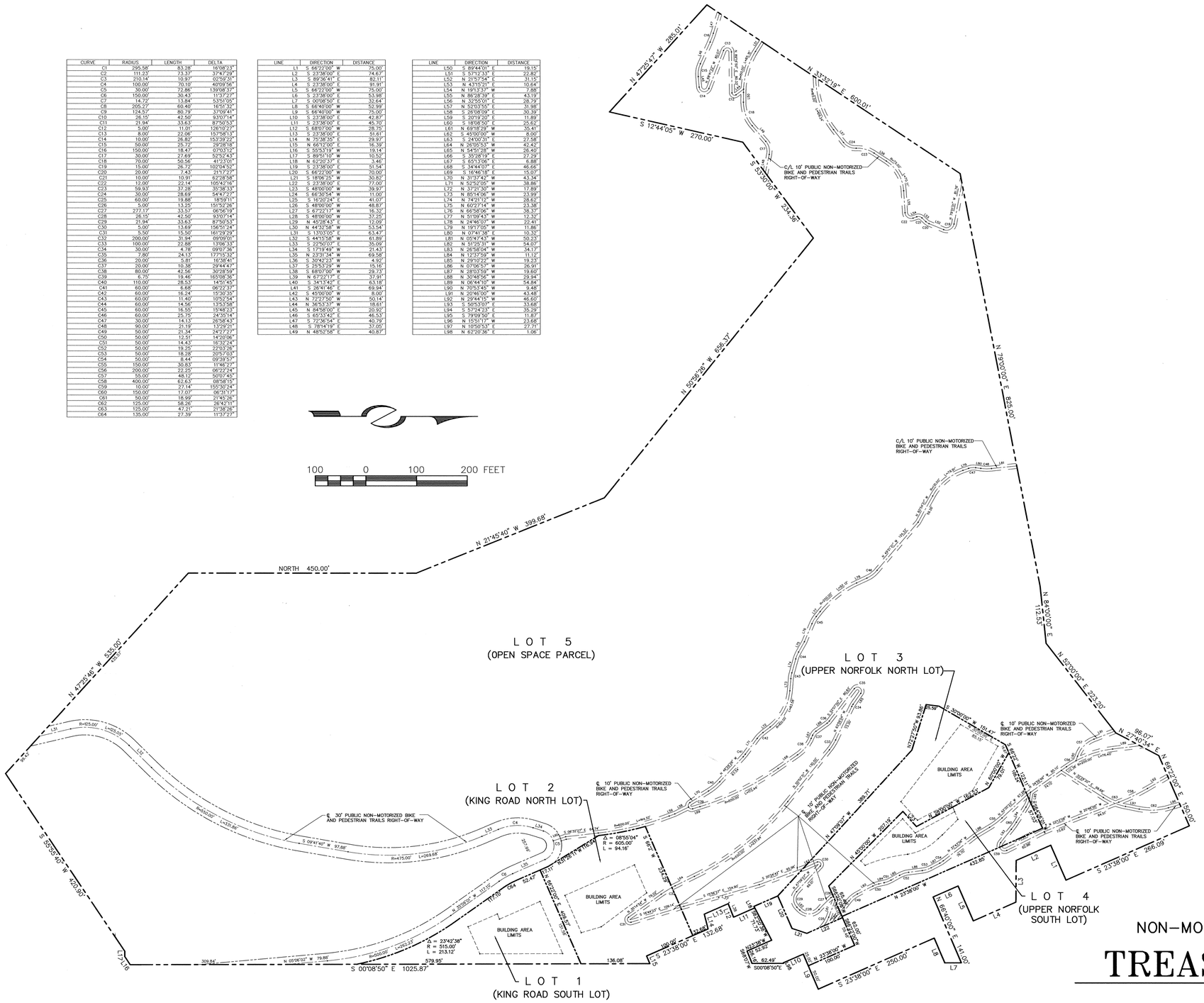
A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK ____ PAGE ____
$95.00 FEE
RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58'	83.28'	16°08'23"
C2	111.23'	73.37'	37°47'29"
C3	210.14'	10.97'	02°59'31"
C4	100.00'	70.10'	40°09'56"
C5	30.00'	72.86'	139°08'37"
C6	150.00'	30.43'	11°37'27"
C7	14.72'	13.84'	53°51'05"
C8	205.27'	60.40'	16°51'32"
C9	124.57'	80.79'	37°09'41"
C10	26.15'	42.50'	93°07'14"
C11	21.94'	33.63'	87°50'53"
C12	5.00'	11.01'	126°10'27"
C13	8.00'	22.06'	157°58'13"
C14	10.00'	26.82'	153°39'22"
C15	50.00'	25.72'	29°28'18"
C16	150.00'	18.47'	07°03'12"
C17	30.00'	27.69'	52°52'43"
C18	70.00'	50.56'	41°23'01"
C19	15.00'	26.72'	102°04'52"
C20	20.00'	7.43'	21°17'27"
C21	10.00'	10.91'	62°28'58"
C22	12.00'	22.14'	105°42'16"
C23	59.83'	37.28'	35°38'33"
C24	30.00'	28.69'	54°47'27"
C25	60.00'	19.88'	18°59'11"
C26	5.00'	13.25'	151°52'26"
C27	277.17'	33.57'	06°56'19"
C28	26.15'	42.50'	93°07'14"
C29	21.94'	33.63'	87°50'53"
C30	5.00'	13.69'	156°51'24"
C31	5.50'	15.50'	161°29'29"
C32	200.00'	31.94'	09°09'01"
C33	100.00'	22.88'	13°06'33"
C34	30.00'	4.78'	09°07'36"
C35	7.80'	24.13'	177°15'32"
C36	20.00'	5.81'	16°38'41"
C37	20.00'	10.38'	29°44'47"
C38	80.00'	42.56'	30°28'59"
C39	6.75'	19.46'	165°08'36"
C40	110.00'	28.53'	14°51'45"
C41	60.00'	6.68'	06°22'37"
C42	60.00'	16.24'	15°30'35"
C43	60.00'	11.40'	10°52'54"
C44	60.00'	14.56'	13°53'58"
C45	60.00'	16.55'	15°48'23"
C46	60.00'	25.75'	24°35'14"
C47	30.00'	14.13'	26°58'43"
C48	90.00'	21.19'	13°29'21"
C49	50.00'	21.34'	24°27'27"
C50	50.00'	12.51'	14°20'06"
C51	50.00'	14.43'	16°32'24"
C52	50.00'	19.25'	22°03'26"
C53	50.00'	18.28'	20°57'03"
C54	50.00'	8.44'	09°39'57"
C55	150.00'	30.83'	11°46'27"
C56	200.00'	22.25'	06°22'24"
C57	55.00'	48.12'	50°07'45"
C58	400.00'	62.63'	08°58'15"
C59	10.00'	27.14'	155°30'24"
C60	150.00'	17.01'	06°30'13"
C61	50.00'	18.99'	21°45'26"
C62	125.00'	58.26'	26°42'11"
C63	125.00'	47.21'	21°38'26"
C64	135.00'	27.39'	11°37'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 89°36'41" E	82.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°08'50" E	32.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 88°07'00" W	28.75'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°53'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.09'
L34	S 17°19'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°49'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 26°41'46" E	69.94'
L42	S 45°00'00" W	8.00'
L43	N 72°27'50" W	50.14'
L44	N 36°51'13" W	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.80'
L52	N 21°57'54" E	31.15'
L53	N 43°19'21" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 37°52'01" E	28.79'
L57	N 52°03'55" E	31.98'
L58	S 28°08'09" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°58'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 28°05'53" W	42.43'
L65	N 54°51'28" W	28.40'
L66	S 35°28'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 34°44'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°52'05" W	38.86'
L72	N 37°21'30" W	17.89'
L73	N 85°41'36" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 66°58'06" W	38.37'
L77	N 51°09'43" W	12.32'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 29°07'22" W	19.33'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	9.48'
L91	N 20°46'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'09" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 79°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.08'



SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

   (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
   (b) Exterior walkways;
   (c) Exterior stairs;
   (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the forgoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining-lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

Entry# 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
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TREASURE HILL SUB. 3 of 3